

**Planning Commission
Minutes
April 24, 2018**

MEMBERS PRESENT: Brittany Johnson, Gerald Williams, Winfred Pieterse, Joan Schmid, Bernard Jones, & Paul Smith

MEMBERS ABSENT: Chris Moore

OTHERS PRESENT: Matthew Millwood, Rick Martin, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing** (*Mr. Pieterse opened the public hearing*)
- III. **Regular Meeting**

Motion to close the Public Hearing and enter the regular meeting; motion made by Mr. Bernard Jones. **Mr. Pieterse amended the agenda to hear the 2nd item first.**

- IV. **Public Hearing (Item #2)**

Mr. Bob Martin – a resident of Country Club Estates for 40 years, lives at 900 Pyatt Street adjacent to the proposed development. He heard that this development will be condo units, but if they don't sell then they will be leased as apartments. He is worried about the safety, foot traffic, fire hazard, and external illumination that this increase in density and height would cause. Mr. Martin said that the developer knew what the zoning, density, and height requirements were when they bought the property two months ago, so that is what they should go with, he opposes the request.

Ms. Ann Martin – resident of Country Club Estates and lives at 900 Pyatt Street. She read a letter from her neighbors, the Elliott's, which live at 816 Pyatt Street, about the wetlands and the wildlife on the property. The Elliott's could not be in attendance because of an out of town doctor's appointment, they are in opposition of the request. (*The letter was included in the Board packets*)

Ms. Kelli Jayroe – resident of Country Club Estates, says she is worried that the increase in density and height would be a detriment to the neighborhood. She is worried that it would cause safety concerns for the children (she has two small children) of the neighborhood since more young families are moving in, she opposed the request.

Mr. Kaleb Moyer – resident of 1003 Grimes Street in Country Club Estates. He represented relatives that live on Pyatt Street and stated that they have concerns about the safety and they oppose the request.

Ms. Anne Starnes – spoke about this being a "major change" to the Richmond Place PD. She said this is a big change from what is already approved for this development and is hopeful that the board would vote the request down.

Mr. Jeffrey Frye – a resident of Country Club Estate located at 621 Huger Drive on the opposite side near the hospital. He wanted to let the board know that the hospital built a new parking lot

near their north pedestrian entrance and the wind blows trash and the amount of pedestrian traffic has increased tenfold in the recent months.

Mr. Mike Phillips – resident of Country Club Estates is opposed to the height and size request.

Mr. Pieterse closed the Public Hearing section of the meeting and opened the regular meeting. *The public input section was opened for anyone wanting to speak on something other than what was on the agenda. With no one requesting to speak, the public input was closed.*

V. **Approval of Minutes** for January 23, 2018; Ms. Brittany Johnson made a motion to approve the minutes as submitted, seconded by Ms. Joan Schmid. The motion carried unanimously.

VI. **Commission Consideration:**

1. **Consider and recommend a major change to Phase VII of the Richmond Place PD for an increase in density from 128 to 160 units, and a height increase from 35' to 50'.**

Mr. Walter Warren/Engineer with Thomas & Hutton, came forward to present the requested major change to the PD. He said this development would be located at the end of Charlotte Street, behind the Post Office. The total site is about 26 acres, of which about 9 are wetlands and 17 are uplands. Only Charlotte Street will be utilized to access this residential development. It is currently approved for Residential (R4), high density residential zoning, which allows for 10 units per acre. The increase to 160 units is still in line with the density requirements. Mr. Warren said there will be a few detention ponds that will filter Stormwater coming off the asphalt before it is discharged into the wetland areas. Mr. Warren also said all traffic studies had been done and the desire of the applicant is to preserve as much of the oak trees as possible, which is the reason for the height request.

Ms. Schmid had a few questions, she asked about the water pressure for the development.

Mr. Warren, replied that they will be working with the City Water Department and meet any state or city codes for water and wastewater. **Ms. Schmid** also asked about the play areas for the children in this development. **Mr. Warren** said that the plan for this development includes a clubhouse, a pool, and there is ample open space left that they can add a swing set or other amenities. **Mr. Jones** asked what the proposed square footage of the apartments would be. **Mr. Warren** said between 700 and 1,200 sq. ft. **Mr. Williams** asked about the parking and if the correct amount was shown on the site plan. **Mr. Warren** stated that the parking for the property will be met at two (2) per unit, totaling 320 spaces. **Ms. Schmid** asked the applicant if there were going to be fencing around the detention ponds and if they were proposed to be deeper than 18 inches, to which **Mr. Warren** replied that no fencing was included in the plans and that the grade of the ponds are gradual for safety purposes and they would indeed be deeper than 18 inches. With no further questions for the applicant, **Mr. Pieterse** asked for Staff's presentation.

Matt Millwood/City Staff told the Board that most everything including the density, buffers, parking, open space, etc. had already been touched on by the engineer but he could go through the power point presentation if the Board wanted him to, or if there are questions. The Board asked Matt some questions to clarify the request.

Motion: Ms. Schmid made a motion to recommend the approval of the increase of the units from 128 to 160 and to increase the height from 35' to 50', with the following conditions: (1) the trees on the property be surveyed and documented to make sure that their canopy is protected pre and post development, (2) and that the developer extend

the buffer from the proposed 25 ft. to 50 ft. around the two adjacent sides of the Elliott's lot or as much as possible. *(There was no second to the motion)*

Mr. Paul Smith made a motion to recommend the approval of the increase of the units from 128 to 160 and to increase the height from 35' to 50, with the protection of the trees and the buffer being extended 100 ft. along the two adjacent sides of the Elliott's lot. The motion was seconded by Ms. Schmid, the motion failed by a 2 to 4 vote (2 in favor of the motion and 4 opposed). The recommendation to City Council is to not approve the density or height increase.

2. Consider and recommend the reversion of the Riverside Planned Development, owned by the Smith brothers, from Planned Development (PD) to Residential (R4).

Mr. Donald Smith/Co-Owner of the property said he and his brother Richard purchased the property in 2001 and because of the economy they were prevented from moving forward with the development, at this time the two have a difference of opinions and have decided to divide the property. The request tonight is for an extension for the property to be either developed or sold. **Mr. Pieterse** said he had a problem giving an extension for years, he felt like 6 months would be sufficient for the owners to get started or advertise for the sale of the property.

Motion: Mr. Smith made a motion to approve the extension for 6 months; seconded by Ms. Johnson, the motion carried 6 to 0 by a roll call vote. *(This item will not have to go before Council).*

VII. Board Discussion:

Matt Millwood told the Board that there were no new developments with the Comp. Plan, and the Steel Mill property is due to reopen.

Rick Martin told the Board that the deals of the proposed motel on Front Street are not available yet, however it may come before this Board in the near future.

VIII. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*