

**Planning Commission
MINUTES
January 23, 2018**

MEMBERS PRESENT: Brittney Johnson, Paul Smith, Bernard Jones, Gerald Williams, & Winfred Pieterse

MEMBERS ABSENT: Joan Schmid & Chris Moore

OTHERS PRESENT: Rick Martin, Cindy Thompson, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing** (*Mr. Pieterse opened the public hearing*)
- III. **Regular Meeting**
Motion to close Public Hearing and enter Regular Meeting; motion made by Mr. Paul Smith.
- IV. **Public Input:** None
- V. **Approval of Minutes** for December 12, 2017; **Mr. Bernard Jones made a motion to approve the minutes as submitted; the motion carried unanimously.**

VI. Commission Consideration:

- 1. **Consider the rezoning of approximately 6 acres off Anthuan Maybank Drive, owned by Richmond Realty, LLC, to be rezoned from General Commercial (GC) to Residential (R4), for the development of a senior living apartment complex.**

Rick Martin/City Staff said this request is coming from the developers of the project, (a power point was shown of the property) to rezone the current GC to R4 to allow for the construction of senior units. **Mr. Pieterse** asked if all the surrounding properties are General Commercial. Rick said yes with the exception of the back of the proposed property, that property belongs to the County. **Mr. Gerald Williams** asked what type of effect would this rezoning put on any future businesses if this property is changed to Residential with all the surrounding parcels being General Commercial. **Rick Martin/City Staff** said he did not see any problems since the City's future plan is to annex the property that is currently in the County and it would be zoned for mixed uses.

Mr. Tim Harris/ASI Engineers said he is representing the agents of the property, there would only be 43 units, which is not high density, and the units will be sitting back from the road. **Mr. Pieterse** asked if there are plans for any future construction on this property. **Mr. Harris** said no nothing else will be added to the 5.5 acres that is being developed.

Mr. Chris Whitener/Bradley Development said the units are for individuals 55 yrs. old and above and will be 1 bedroom (875 sq. ft.) and 2 bedrooms (1,100 to 1,175 sq. ft.) The cost for the 1 bedroom will be approximately \$425.00 to \$500.00 and the 2 bedroom will be approximately \$500.00 to \$700.00. The prospective start date of the project is for January 2019 and completion expected late 2019 or early 2020. **Rick Martin/City Staff** said because of the tight time frame if recommended by this Board he would take this before Council in February at the regular Council meeting and hopefully get it on the workshop agenda in

February as well to keep the project on track. **Mr. Gerald Williams** asked about the entrance to the property. **Mr. Harris & Whitener** said a road will be put in for the entrance, which is a right of way.

Motion: Mr. Paul Smith made a motion to recommend the rezoning of approximately 6 acres off Anthuan Maybank Drive, from General Commercial (GC) to Residential (R4); the motion was seconded by Mr. Gerald Williams; the motion carried 5 to 0; by a roll call vote.

VII. Board Discussion- Fences in the Overlay District. **Rick Martin/City Staff** told the Commissioners that there is an issue about the fences in the Overlay District, the ordinance says the fences are supposed to be coated, however the problem is the City does not permit fences and the fencing companies do not know this and are putting in galvanized chain linked fencing. **Mr. Pieterse** says he has a problem with the galvanized fencing because of the rusting after a period of time, the coating should help to prevent this. **Rick Martin/City Staff** said that the Community Appearance Board asked that everything up to January 16, 2018 should be grand-fathered in and everything after that should comply with the ordinance. **Mr. Pieterse** asked what Staff's recommendation would be. Rick said he prefers the coated fences, and if the Commissioners decide to leave that in the ordinance the Housing & Community Development Dept. would send out letters to everyone in the Overlay District to make them aware of this ordinance. **Mr. Pieterse** said because of the concern for the appearance of the main corridors the ordinance should remain as it is.

VIII. Board Election: The elections were deferred to the next meeting.

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

Submitted By,

*Debra Grant
Board Secretary*