

PLANNING COMMISSION
Wednesday, July 19, 2017
5:00 pm
Field Operations Building

Members Present:

Lon Fox
Dan Flanagan
Kimberly Cuthbertson
Jerry Hoffman
Mark Darrall

Members Absent:

Jason Gasaway
Alan Neff

Others Present:

Matt Ray
Erin Hurley
Pete Olson
Ed McKibben
Dave Pinney
Devin Linn
Debbie Linn
Tom Edmonds
Spencer O'Dell
Pete Olson

The meeting was called to order by Kimberly Cuthbertson at 5:00. Members present were Kimberly Cuthbertson, Jerry Hoffman, Dan Flanagan, and Lon Fox. Mark Darrall arrived at 5:10 pm after the meeting had begun. Alan Neff and Jason Gasaway were absent. The minutes from the December 15, 2016 meeting were distributed. Motion to approve the minutes was made by Jerry Hoffman. Second by Dan Flanagan. All members present voted Aye.

Election of Officers:

Jerry Hoffman nominated Alan Neff as President and Kimberly Cuthbertson as Vice President. Lon Fox seconded the nominations. All members present voted Aye. Matt Ray was appointed as Secretary for the Planning Commission.

McKibben Property Rezoning Request:

Spencer O'Dell of AR Engineering presented a request from Eddie G. McKibben to rezone his property located in the 1500 block of South Kingston Drive known as lots 79 and 80 in Manor View Addition. The lots are currently zoned R4 and the request is to change the zoning to C1. The lots are contiguous to 5 other lots also owned by Mr. McKibben along Kilgore Avenue that are already zoned C1. Mr. O'Dell stated that this request is to accommodate a 9100 square foot retail building along with parking and storm water retainage.

Kimberly Cuthbertson asked if there would be a long list of variances needed from the BZA to make the project work. She does not want to approve something that will require a laundry list of variances. Jerry Hoffman added that even if the lots are rezoned, there is no guarantee that those variances will be approved. Kimberly Cuthbertson stated that the Comprehensive Plan includes commercial development along the Kilgore corridor but the depth of the lots in this area prohibit a building of any size.


Devin Linn and Debbie Linn, 1414 S. Stockport Drive, stated that they live in the 2-story house at lots 78 and 77. They are concerned with living next to a commercial building, especially with lighting and fencing that would be right next to their home.

Mark Darrall said that he feels the developer needs to stick to the Town's development standards for the project, especially the light levels and buffers. He would like the BZA to stick to the planning standards and is concerned with lowering the bar for future development. Jerry Hoffman added that he doesn't feel as though the rezoning is a problem, but the BZA will have issues. He suggested the developer redesign the project to avoid the need for variances.

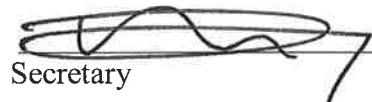
Dan Flanagan asked for clarification of the roles of the Planning Commission versus the BZA. Mark Darrall stated that by rezoning this, we are deepening the C-1 area along Kilgore Avenue. There was a discussion about possible uses of the current lots because they are so shallow.

Dan Flanagan moved to make a favorable recommendation to the Town Council to rezone lots 79 and 80 in Manor View Addition to C-1. Second by Jerry Highley. All members present voted Aye.

Meeting was adjourned at 5:30 pm.

 01/10/2018

President



Secretary