

# Planning Commission



## Minutes of the Thursday, February 21, 2019 Regular Meeting

### *Members of the Planning Commission*

Briton Williams  
*Chair*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Christine Crawford

1. **Call to Order** - The regular meeting of February 21, 2019 having been duly publicized, was called to order at 7:00 p.m.
2. **Roll Call** - Members present were Acting-Chairman Briton Williams and Commissioners Timothy Key, JoAnn McKie, Larry Watts, Christine Crawford, Bob Clark, and Len Carter. Also in attendance were Libby Hodges, Director of Planning and Development, the press, and the public.
3. **Election of Officers** - A Chair and Vice-Chair were elected at the November 2018 meeting. Since the elected Chair was not reappointed, Briton Williams served as acting as Chair per the rules of procedure. A new election was held to vote for a new Chair and Vice-Chair for 2019.

Commissioner McKie nominated Briton Williams for Chairman. Commissioner Watts seconded the motion. The vote was approved unanimously.

Commissioner Watts nominated Leonard Carter for Vice-Chairman. Commissioner McKie seconded the motion. Chairman Carter thanked the Commission and declined the nomination due to his concerns with traveling throughout the year as determined by his job.

Chairman Watts nominated Bob Clark for Vice-Chairman. Commissioner McKie seconded the motion. Bob Clark accepted the nomination for Vice-Chairman. The vote was approved unanimously.

4. **Approval of Minutes** - The minutes from the Regular Meeting of January 17, 2019 were approved.
5. **Confirmation of Agenda** - There were no changes to the agenda.

6. **Application ANX19-001 Bradley Terrace Subdivision** - A request by Summer Lakes Development, LLC for a recommendation to annex several parcels as R-7, Small Lot Single-Family Residential.

- a. Consideration of ANX19-001 by Commission

Mrs. Hodges introduced the application and mentioned representatives from Carbon Construction and Summer Lakes Development, LLC were present to answer questions. The annexation request was brought before the Commission to review the property for zoning because the applicant requested the properties be annexed with R-7, Small Lot Single-Family Residential zoning instead of R-14, Large Lot Single-Family Residential zoning. The City's Comprehensive Plan indicates the subject area should be zoned low-density residential which is equivalent to R-14 zoning. The parcels are contiguous with the city limits and can be or already are serviced by City water and sewer lines.

Mrs. Hodges asked if there were questions or comments.

Commissioner Watts asked if they would be tied into water and sewer. Mrs. Hodges answered yes.

Commissioner Watts commented on all of the lots being contiguous with each other except the 5 lots across the street. Mrs. Hodges commented annexations are be considered contiguous if separated by a public right of way.

Cliff Russell spoke on behalf of Carbon Construction and Summer Lakes, LLC answered questions from the Commission. All questions and comments were addressed.

Mr. Key made a motion to recommend the annexation. Mr. Clark clarified that this motion is only to review the zoning of the property at annexation. Commissioner Key amended his motion to recommend the annexation at an R-7 zoning. Commissioner McKie offered a second and the motion was approved unanimously.

7. **Staff Report** - Mrs. Hodges included the January performance report in the information packet for the commission. Volunteer assignments for study session subcommittees were mentioned. Commissioner Watts, Commissioner Clark, and Commissioner Crawford volunteered to study Downtown and Hammond's Ferry zoning. Commissioner McKie and Commissioner Key volunteered for signs.
8. **Adjourn**-- With no objection, Chairman Williams adjourned the meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Libby Hodges', written in a cursive style.

Libby Hodges, AICP, Director  
Department of Planning and Development  
Secretary to the Planning Commission