

# Planning Commission



## Minutes of the Thursday, February 16, 2017 Regular Meeting

### *Members of the Planning Commission*

Woods Burnett

*Chairman*

Leonard Carter, Jr.

Bob Clark

Timothy V. Key

JoAnn McKie

Larry Watts

Briton Williams

1. **Call to Order** – The regular meeting of February 16, 2017, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m.
2. **Roll Call** – Members present were Chairman Burnett and Commissioners Len Carter, Bob Clark, JoAnn McKie, Larry Watts and Briton Williams. Tim Key arrived at 7:06 p.m. Also in attendance were Charles B. Martin, Interim Director of Planning and Development; Saralyn Yarborough, Secretary to the Planning Commission; Wesley Summers, Chairman of the Board of Zoning Appeals; the applicants' representative; and the press.
3. **Approval of Minutes** – The November 17, 2016 Regular Meeting minutes were approved as written; The February 9, 2017 Study Session minutes were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application PP 17-001** – A request by Bill Beazley Homes for approval of Bergen Place West, Phase IV.

Mr. Martin reviewed the applicant's request as described in Staff Report PP 17-001, including a brief explanation of the design of Bergen Place West, Phase IV. From a staff point, Mr. Martin stated that staff was currently reviewing any stormwater issues and other technical issues. None of the outstanding issues should hinder approval of the development.

Philip Green, Southern Partners, Inc., representing the applicant, provided additional background on Bergen Place West, Phase IV, and discussed how additional information is being compiled to address any and all stormwater and other technical issues.

Chairman Burnett acknowledged a request for a minor modification to the General Development Plan made in November of 2016. Mr. Burnett asked Philip Green if it was possible to connect Phase IV without compromising the wetlands of the area. Furthermore, Mr. Burnett, referencing the street with a cul-de-sac on each end, asked Mr.

Green if the distance from the midpoint of the street to each end of the cul-de-sac was less than 500 feet. Philip Green responded by stating there would not be a cul-de-sac more than 500 feet in length for Bergen Place West, Phase IV and estimated the current distance to be about 300 feet.

Chairman Burnett proceeded to ask Mr. Green whether there were any slopes greater than thirty (30%) percent. Philip Green responded that there were no slopes greater than thirty (30%) percent. Chairman Burnett noted there is a twenty (20%) percent tree requirement under the Development Code. In response, Mr. Green stated the trees within the wetlands would not be disturbed and street trees and other trees would be planted in compliance with the twenty (20%) percent requirement.

Chairman Burnett mentioned the issue of the road failure in Bergen Place West, Phase I. Mr. Green noted that sub-surface water was at fault for the road failure of Phase I. He ensured the Commissioners he would consult with the sub-contractor to address this issue and ensure it does not occur in Phase IV.

Commissioners asked questions and discussed the project history, street design, and Bergen Road traffic issues. Mr. Martin and Mr. Green participated in the discussion and responded to all questions.

**Consideration of Application PP 17-001 – Commissioner Clark moved to approve Application PP 17-001, a request by Bill Beazley Homes for approval of Bergen Place West, Phase IV subject to two conditions:**

- 1. Prior to approval, the applicant shall satisfactorily address any outstanding review comments from staff.**
- 2. Prior to approval of the grading permit, the applicant shall provide the asphalt pavement design detail and pavement design calculations based on existing soil conditions within the road rights of way and projected traffic volumes.**

**Commissioner Len Carter seconded the motion. The motion passed 7-0.**

**6. Staff Reports – Mr. Martin:**

- Referenced the December monthly report included in the Commission agenda packet;
- Updated Commissioners on the status of revisions to the 2017 Comprehensive Plan. Furthermore, he informed the Commissioners that a copy of the Draft Comprehensive Plan could be found on the City's website under "Document Central." A tentative date of March 13<sup>th</sup> has been set for a combined planning Commission and City Council public hearing.

**7. Adjourn – With no objection, Chairman Burnett adjourned the meeting at 7:42 p.m.**

Respectfully Submitted,

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Charles B. Martin, Interim Director  
Department of Planning and Development  
Secretary to the Planning Commission

