

# Planning Commission



## Minutes of the Tuesday, February 18, 2014 Regular Meeting

### *Members of the Planning Commission*

Woods Burnett

*Chairman*

Leonard Carter, Jr.

Bob Clark

Richard Fletcher

Timothy V. Key

JoAnn McKie

Larry Watts

1. **Call to Order** – The regular meeting of February 18, 2014, 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, Richard Fletcher and Larry Watts. Commissioner JoAnn McKie joined the meeting at 7:05 p.m. Commissioner Tim Key joined the meeting at 7:07 p.m. Commissioner Bob Clark was absent. Also in attendance were Scott Sterling, AICP, Interim Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicant; and his representative.
3. **Approval of Minutes** – The minutes of the Regular Meeting of December 19, 2013 and the Study Session of January 16, 2014 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application PP 13-001** – A request by Metro Homesites, LLC, represented by Southern Partners, Inc. for approval of a Major Subdivision Plan for Bergen Ridge, formerly The Village at Bergen Place, Phase II.

Mr. Sterling briefly reviewed the application and staff approval conditions as outlined in Staff Report PP 13-001.

David Banks of Southern Partners, Inc., representing the applicant, stated the applicant will address the approval conditions as presented.

Commissioner McKie recused herself from Planning Commission discussion and consideration of this agenda item due to a business relationship with the project applicant and left the Council Chambers at 7:11 p.m.

**Consideration of Application PP 13-001** – Commissioners asked questions and commented on various aspects of the proposed plan, including approval conditions, retaining wall locations, heights and materials, and planned sediment and erosion control measures.

Mr. Sterling, Mr. Banks and Mark Gilliam of Metro Homesites, LLC, the project applicant, responded to Commissioners' questions and comments.

**Commissioner Fletcher moved to approve Application PP 13-001, a Major Subdivision Plan for Bergen Ridge, subject to the following conditions:**

- 1. Prior to approval of the major subdivision, the applicant shall revise the plan sets to provide an updated landscape plan sheet that removes a tree(s) within the sight triangle of the intersection of Newgate and Helena Court and modifies the tree species and tree spacing layout.**
- 2. Prior to approval of the major subdivision, the applicant shall revise the plan sets to provide the technical engineering standards identified in the engineering review including: asphalt pavement design detail for the pathway between Phase II and the existing Phase I and pavement design calculations based on existing soil conditions and projected traffic volumes prior to the commencement of the road construction.**
- 3. Prior to approval of the major subdivision, the applicant shall revise the plan sets and supporting documentation that provides the technical information relating to the Notice of Intent (NOI) for the Stormwater Management application and requested plan sheet modifications.**
- 4. The Bergen Ridge final plat shall include the road right way for the future extension of Tuscany Trace and shall include the right of way in the Deed of Dedication documents.**

**Commissioner Watts seconded the motion. The motion passed 5-0, with Commissioner McKie's recusal.**

Commissioner McKie returned to the Council Chambers at 7:21 p.m.

**6. Staff Reports – Mr. Sterling:**

- Referenced the January monthly report as well as supplemental reading material included in the Commission agenda packet;
- Polled Commissioners about rescheduling the April Commission meeting due to a conflict with the Easter holiday. Commissioners generally agreed to retain the approved April 17 meeting date.

**7. Adjourn – Chairman Burnett called for a study session on Thursday, March 20 to continue discussing steep slope Development Code amendment options. Chairman Burnett also requested that Commissioners submit steep slope objective statements to Ms. DeCamp no later than February 28.**

With no objection, Chairman Burnett adjourned the meeting at 7:28 p.m.

Respectfully Submitted,

Scott Sterling, AICP, Interim Director of Planning and Development  
Secretary to the Planning Commission