



Chairman Terrell led the meeting in the Pledge of Allegiance followed by a prayer led by Mayor Gerrell.

**APPROVAL OF MINUTES:** July 14, 2016 Regular Meeting Minutes

**DISCUSSION:** None

**ACTION:** Motion made by Commissioner Griffith, seconded by Commissioner Gerrell to approve the minutes as presented.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 1:** Major Site Plan: Chris Scott Office Building – East Wood Street

**DISCUSSION:** Chris Scott has proposed to build two 1,200 sq. ft. buildings suitable for office space. The buildings are to be located on a .93 acre tract located at 1205 East Wood Street. The property is zoned B-1 and the required setbacks are available on the plat as well as the proposed setbacks.

Parking requirements and landscaping are noted on the plat. Parking is based on a Professional Office Space.

Water detention and water quality are noted on the plat. The plat has been forwarded for further review of the MS4 requirements which we are still waiting to hear on this

**ACTION:** Motion made by Commissioner Gerrell, seconded by Commissioner Griffith to approve based on TDOT's approval of curb cut and favorable comments from engineer in regards to water detention.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 2:** Minor Site Plan: Premier Nissan – 1490 Mineral Wells Avenue

**DISCUSSION:** Premier Nissan has submitted a minor site plan to increase their parking on the west rear side of their existing building.

This development is located in an SC-1 zoning district which has no bearing on the proposed work. This is located in a portion of the setback area, however, parking is allowed in an area designated as the required setback.

The property is not located in floodplain as noted.

**ACTION:** Motion made by Commissioner Griffith, seconded by Commissioner Edwards to approve the plat as presented.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA NO. 3:** Final Subdivision Plat: Hunter's Pointe – Lone Oak Road

**DISCUSSION:** The Preliminary Plat for Phase 3 of the Hunter's Pointe Subdivision was approved at the April, 2016 Planning Commission Meeting. Mr. Noble is requesting his Final Plat be approved as he is ready to begin building in this section of his development.

Phase 3 proposes 17 lots on a cul-de-sac. Mr. Noble has developed 27 lots since the inception of this subdivision.

Utilities are in place and the only remaining improvement is the paving of the street. It was determined the Letter of Credit Mr. Noble provided that covers the cost of paving has expired.

**ACTION:** Motion made by Commissioner Griffith, seconded by Commissioner West to approve the plat contingent on an updated Letter of Credit and the wording being amended to read Final Plat and certifications signed.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 4:** Rezoning Request: Dan Hassell – East Washington Street

**DISCUSSION:** Dan Hassell has purchased the old Mid-South Lumber property on East Washington Street, one parcel to the west of Cooper Street. Mr. Hassell is proposing to develop the property as a mini storage facility, this use is not allowed in a B-2 District.

Again, this is a case where the B-2 District extends outside of the downtown (courthouse) area footprint. Most of the businesses in this area are non-conforming with regard to zoning.

The City Commission has referred this request to the Planning Commission for recommendation.

Many of the uses in this area do not actually meet the criteria for the B-2 Zoning classification. Staff recommends the Planning Commission consider rezoning the entire area, possibly from Haynes Street east to possibly a B-1 Zone.

**ACTION:** Motion made by Commissioner Scholes, seconded by Commissioner Griffith to recommend rezoning all current B-2 properties from Haynes Street east plus lot 3 of Hassell property to B-1.

**VOTE:** Unanimous

**NEW BUSINESS AGENDA ITEM NO. 5:** Rezoning Request: Lankford Property – Russell Street

**DISCUSSION:** Mr. Mike Lankford has requested the City consider rezoning his property located at 607 Russell Street. Mr. Lankford currently resides at this location. This property is currently zoned Planning Business. Mr. Lankford recommended that the City consider zoning the property to Transitional Residential Business. This zone would allow Mr. Lankford to continue use of his property as residential without the restrictions that the PB Zone would require yet still maintain the commercial aspect should there be any interest in the property for commercial.

The City Commission has referred this request to the Planning Commission for recommendation. Staff recommends the Planning Commission consider including the other properties located in the area that continue to be utilized as residential in the TRB Zone.

**ACTION:** Motion made by Commissioner Edwards, seconded by Commissioner Gerrell to recommend rezoning parcels 5.00, 3.00, 6.01, 7.00, 8.00, 9.00 and 10.00 of Map 1060, Group B.

**VOTE:** Unanimous

**ADJOURNMENT:** Motion to Adjourn made by Commissioner Scholes, seconded by Commissioner Gerrell at 6:28 p.m.

APPROVED:

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Secretary