

Planning Commission

Minutes

February 22, 2018

- Call To Order:** Chairman Darnell Moorer called the meeting of the Planning Commission to order at 6:00 p.m. on Thursday, February 22, 2018.
- Roll Call:** Darnell Moorer - Chairman, Don Wright, Janice Colvin, Deverick Williams and Gail Brooks, Secretary. Also present was David New, Interim Director of Planning, Building & Zoning.
- Approval of Minutes:** Deverick Williams made a motion to approve minutes. Don Wright seconded the motion. Voting on the motion was unanimous.
- Old Business:** No Old Business.
- New Business:**
- Item 1:** Consider a rezoning of 0 Scott Road from R-80 to C-1.
- David New presented the staff report. He stated the proposed property is a vacant lot located at the end of Scott Road. North and West of the property is zoned L1 – Light Industrial and is currently owned by JB Hunt. East of the property is zoned R80 – Residential with houses located on these properties. South of the property is zoned H1 – Heavy Industrial, but is currently a vacant lot. The properties at the entrance to Scott Road are zoned C1 – Commercial.
- After reviewing the applicant’s request for rezoning from R-80 to C-1 with the primary use being administrative offices, it is believed that this would be the highest and best use for this vacant undeveloped property. Therefore the staff recommends approval of the rezoning.
- Scott Bennings and April Bennings, the applicants, stated there would be no heavy vehicles utilizing Scott Road as their field techs drive their vehicles home. On a daily basis, there would be approximately 4-6 employees in the building and that would be the only traffic. The applicant stated his intentions were to keep 30-40% of the trees to be used as a buffer. The applicant presented a site plan which showed the building to be placed more west of the property in order to keep a buffer of trees between the residents and the administrative office.
- Frank Holtzclaw of 738 Scott Road stated he and his wife have remodeled their home as their retirement home and had several concerns regarding the natural buffer these trees create for JB Hunt and other trucking businesses on Ruskin Road. He raised concerns about drainage and traffic on the street.

Kay Holtzclaw of 738 Scott Road stated she was representing the other residents who were not able to make it because of health or age issues. She also stated they have remodeled this family home to be their retirement home and is very concerned about the buffer of trees being taken down.

Janice Colvin made a motion to approve the rezoning of 0 Scott Road from R-80 to C-1. Don Wright seconded the motion. Voting was unanimous.

Other Business: No other business.

Adjournment: There being no further business, the meeting was adjourned.