

Planning Commission

Minutes

April 9, 2018

- Call To Order:** Chairman Darnell Moorer called the meeting of the Planning Commission to order at 6:01 p.m. on Monday, April 9, 2018.
- Roll Call:** Darnell Moorer - Chairman, Don Wright, Janice Colvin, Ray Goodman and Gail Brooks, Secretary were present. Also present was David New, Interim Director of Planning, Building & Zoning.
- Approval of Minutes:** Don Wright made a motion to approve minutes from February 22, 2018. Janice Colvin seconded the motion. Voting on the motion was unanimous.
- Old Business:** No Old Business.
- New Business:**
- Item 1:** Consider a rezoning of 4423 Jonesboro Road from R-80 to C-1.

David New presented the staff report. He stated the proposed property is a vacant single family home. The applicant is proposing to rezone the property from R-80 to C-1 and develop a small retail building. The lot is 3.5 acres and is a prime location for commercial property in the City. It is believed rezoning to C-1 would be the best use of this residential property that is currently a vacant residence.

Archie Wanamaker from Crim and Associates, a commercial real estate firm represented the owners as the applicant. He stated the owners of the property wanted to develop a small retail space. He stated there would be a 50' buffer added on the church side of the property and a 15' foot buffer on the remaining two sides. In addition, the intention is to add a decel lane for turning into the retail parking lot to decrease congestion and traffic at this intersection. Ms. Colvin asked what type of businesses were they intending to occupy the building. Mr. Wanamaker stated they would be businesses for convenience and every day needs, i.e. restaurant, retail catering to convenience of daily needs. The applicant stated there is a list of restricted uses on the application and they could add to the list if need be.

Naeem Thobhani of 539 Evergreen Drive stated he opposed the rezoning because he feels it will cause problems with the traffic and congestion in this area. With a daycare, hotel and church surrounding this property, the traffic would be too congested and people would be driving down the side streets to avoid the traffic congestion. In addition, he stated the property hasn't sold because it is priced too high.

Don Wright made a motion to approve the rezoning of 4423 Jonesboro Road from R-80 to C-1. Janice Colvin seconded the motion. Voting was unanimous.

Other Business: No other business.

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