

**Ward Planning Commission
Regular Meeting Minutes
October 28, 2019**

Call to Order

Chairman Gary Meadows called the meeting to order.

Roll Call

Members

Gary Meadows –present
Sidney “Shane” Phillips – absent
Helen Huitt –present
Tyler Madding – absent
Wayne Knight – present
Mike Montalbano – present
William Tremaine, Jr. - absent

Guest

Mayor Gastineau
Jason McKee
Bruce Jones
Randy Staley
Deborah Staley
Tim Lemons
Toby Troutman

Minutes

Chairman Meadows presented the minutes for September 2019 regular monthly meeting for approval. Wayne Knight motioned; Mike Montalbano seconded to accept September 2019 regular monthly minutes as printed. On voice vote all approved.

New Business

Final Plat for Deerfield Estates – Lots 20-31, 72-83, 90-95, 118-119, and 147

Tim Lemons presented the Final Plat for Deerfield Estates Lots 20-31, 72-83, 90-95, 118-119 and 147 for approval. Bruce Jones requested the As Builds’ no later than October 31, 2019. The fire hydrants have been installed. Randy Staley has the compaction test results for the streets. Jason McKee will need the final plat for addressing for the 2020 Census. City Attorney will be contacted about the sidewalk requirement. Mr. Troutman will need to contact the post office about individual mail boxes or the Cluster box requirement. The next City Council meeting is November 18th at 6:30 PM. Helen Huitt motioned; Mike Montalbano seconded to recommend to the City Council approval of the final plat with the contingency that all of the Department Heads agree to all items have been completed. On voice vote all approved.

PUD Development

Mayor Gastineau stated that Legacy Farms would benefit by rezoning the property to a Planned Unit Development with the various setbacks, lot sizes and other items. The owners of the property will need to send letters to the surrounding land owners stating the Public Hearing for November 25th at 6:00PM in the Council/Court Room. Helen Huitt motioned; Wayne Knight seconded to have a public hearing for the property owned by Legacy Farms to be rezoned from an R-1 to a PUD. On voice vote all approved.

Old Business

Waiver for 1999 Mobile Home

The waiver request has been withdrawn.

Development Districts

It has been suggested to rescind all of the development districts and return to original zoning. Helen Huitt motioned; Mike Montalbano seconded to hold a public hearing on November 25th at 6:30 PM for the discussion of rescinding all of the development districts and return to the original zoning. On voice vote all approved.

Mayor Gastineau stated that everyone that attends the training that is offered really benefits from the training and the commission does also because those that were able to attend is able to share what they learned. They learned that we need to continue to improve our regulations and other activities. There will be a change in the meeting place for the Commission. Starting in November the meetings will be held in the Council/Court Room.

Jason McKee updated the Commission on the property at the corner of Elm Street and Second Street (Hwy 367). Mr. Jerry Russell is wanted to put a 10 x 40 prefab building on the property for commercial use. This may need a rezone. Mr. McKee is waiting on further information on this project.

Mr. McKee also has had a request for a home occupation for an Animal Grooming business. All information on signing, application and other information have been provided.

It has been suggested that the Fire Chief be involved in the business license process. Also, that every department head be involved in the business and certificate of occupancy process.

Announcements

Next Planning Commission meeting Monday, November 25, 2019 at 7:00 PM

Council Meeting Monday, November 18, 2019 at 6:30 PM

Christmas Parade is December 15th.

November Holidays are November 11th , 28th , 29th

Remember April 1, 2020 is Census Day !!BE COUNTED!!

Adjournment

Helen Huitt motioned; Mike Montalbano, seconded to adjourn the meeting. On voice vote all approved. Meeting was adjourned.

Date Accepted: _____

Chairman

Attest: _____
Secretary