

**Ward Planning Commission  
Regular Meeting Minutes  
June 26, 2017**

**Call to Order**

Chairman Gary Meadows called the meeting to order.

**Roll Call**

Members

Gary Meadows –present  
William “Brad” Staley – present  
Sidney “Shane” Phillips – present  
Helen Huitt –present  
Tyler Madding – present  
Wayne Knight – present  
Mike Montalbano - absent

Guest

Mayor Art Brooke  
Deborah Staley  
Randy Staley  
Charles Gastineau  
Mike Sipe  
Barry Weathers  
Tim Lemons  
Council member Gary Matheny

**Minutes**

Chairman Meadows presented the minutes for May 2017 regular minutes for approval. Brad Staley motioned; Helen Huitt seconded to accept May 2017 regular minutes as printed. Voice vote all approved.

**New Business**

Rezone of the property locate on Bryant and Peyton Streets

Due to the unforeseen circumstances the request was made to reschedule the rezoning hearing to the next month at 6:30 PM on Monday, July 24<sup>th</sup>, 2017.

Wayne Knight motioned; Shane Phillips seconded to hold a public hearing for consideration of rezoning the property located at the Bryant and Peyton Streets. On voice vote all approved.

Preliminary Plat for Lilly Ann Place

Chairman Meadows presented the preliminary plat for Lilly Ann Place. Tim Lemons and Barry Weathers were both present for the presentation. Mr. Lemons stated the names of the streets will most likely be changed. Mr. Weathers stated that the subdivision was being name Lilly Ann Place in honor of the autistic granddaughter Ms. Lilly Ann Weathers. The streets are being names in honor of her caregivers both family members and medical/therapy staff that have been

her advocates in her journey. Chief Staley stated that he would get with Mr. Weathers on the standards needed for the street and traffic signs for the subdivision. The wastewater will all be gravity fed and will be routed to the manhole on Brewer Street. Mr. Lemons stated the lot sizes are in accordance to the current regulations. All fire hydrants will be installed at the entrance to each street/cul-de-sac. There will be one exception and that will be the hydrant located at the entrance between lots 45 and 64. It will be set between lots 45 and 46 if the regulations will allow for the distance; otherwise the regulations will be followed. There is a center section that is flood plain and a few of the lots will show flood plain but they will follow the city ordinance and FEMA rules on two feet above BEF for the house and the City will be provided an elevation certificate after the house is completed showing the BEF regulations have been followed and any LOMR's that are needed will be obtained also. The plan of the developer is that the property in the flood plain will be sold to the adjacent property owner with the needed easements to maintain the drainage. The developer also is considering at the Cox Drive Pump Station that he will improve the property for the City at no cost. The developer is looking at changing the drainage but will follow all FEMA, State, and local regulations. The plans are at each cul-de-sac between the two back lots to have an easement for the drainage with a concrete swell installed to help the drainage.

Tyler Madding motioned; Brad Staley seconded to approved the preliminary plat for Lilly Ann Place. On voice vote all approved.

### **Announcements**

Chairman read the announcements:

Next Planning Commission meeting Monday, July 24, 2017 at 7:00 PM

Council Meeting Monday, July 10, 2017 at 6:30 PM

July 4<sup>th</sup> Celebration starting at 5:00 PM

### **Adjournment**

Helen Huitt motioned; Brad Staley seconded to adjourn the meeting. On voice vote all approved. Meeting was adjourned.

Date Accepted: \_\_\_\_\_

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_

Secretary