



## August 27<sup>th</sup>, 2019 Planning Commission Meeting Minutes

### **Call to Order**

The meeting of the Planning Commission was called to order at 5:30p.m. by Chairperson Lisa Dill.

### **ROLL CALL**

Conducted by Planning & Zoning Administrator and quorum was present

#### **Present:**

Cecil Young

Lisa Dill

Sylvia Murray

Tommie Sutton

Tim Todd

### **FOIA**

Notice of the meeting with an agenda was publicly posted, published and forwarded to the media no less than 24 hours prior to adjournment.

Chairperson, Lisa Dill, asked for a motion for the minutes of July 23<sup>rd</sup>, 2019, to be approved. Sylvia Murray made a motion, Tim Todd seconded the motion, and the board voted all in favor.

### **New Business**

#### **Preliminary Subdivision Plat Review**

Elliott Park Subdivision: Mr. Purchase presented the staff report to the board of the proposed subdivision. The development will have 105 Single-Family homes and will be developed in two phases. Phase one will have 99 Single-Family homes and phase 2 will have 6 Single-Family homes. The proposed subdivision will meet all the regulations for the R-8 zoning district. Mr. Purchase stated that staff does not agree with the Engineer's Traffic Impact Study conclusion that a left turn lane was not required. Under our Land Development Regulations, a left turn lane is required and would need to be installed. Mr. Purchase also stated that staff is recommending a landscape buffer be provided adjacent to Hampton Road. With these two

conditions, staff recommended approval of the Preliminary Plat. Mr. Purchase stated that there was a representative of the developer in attendance, and asked Alan Alewine to come up and speak. Alan Alewine, Engineer for Suncrest Homes, addressed the board and stated that the left turn lane will be provided. In regard to the bufferyard, Mr. Alewine stated that the owner has agreed to install a fence. Mr. Sutton asked if there would be any shrubbery along the fence. Mr. Alewine said that the owner is only committed to putting up a fence. Mr. Purchase stated to the board that Town is recommending some low shrubs or plants along the fence. Mr. Alewine told the board that under our current regulations that a bufferyard was not required. However, Mr. Alewine will submit a revised plan showing a bufferyard for review. Mr. Purchase stated to the board that it is true that our regulations do not require a bufferyard. However, the Town and staff is recommending some type of landscape bufferyard. Mr. Alewine told the board that the 99 lots will be on sewer and the 6 lots in phase 2 will be on septic. With no further discussion, Chairperson, Lisa Dill asked for a motion to accept the Preliminary Plat with the recommendations. Tim Todd made a motion to approve and was seconded by Boyce Sutton. All were in favor.

### **Adjourn**

Chairperson, Lisa Dill, made a motion to adjourn and was seconded by Tim Todd. The board voted unanimously to adjourn the meeting at 5:39 p.m.