

1 Mr. Chairman.

2 CHAIRMAN SAM DAVIS: Excuse me?

3 COMMISSION MEMBER ARTHUR OKEN: Regarding the
4 case, I recommend that this Planning Commission recommend
5 to the County Commission approval of this request for
6 reasons set out by staff in their staff report.

7 CHAIRMAN SAM DAVIS: All right. There is a
8 motion to approve. Is there a second?

9 COMMISSION MEMBER SPENCE MONROE: Second.

10 CHAIRMAN SAM DAVIS: All right. There is a
11 motion and a second to recommend approval. All in favor,
12 say aye.

13 (Commission Members say "aye" in unison.)

14 CHAIRMAN SAM DAVIS: All opposed?

15 (No response.)

16 CHAIRMAN SAM DAVIS: It is unanimously
17 approved.

18 MR. VINCE JACKSON: Before I start on my case,
19 I just wanted to say, real quick, this is D. J.'s first
20 re-zoning staff report, and I think she did a great job.

21 (Applause.)

22

23 8-E - CASE Z-18037 - LAZZARI PROPERTY

24 CHAIRMAN SAM DAVIS: All right. Next case is
25 Z-18037, Lazzari property. Can we have a staff report?

26 MR. VINCE JACKSON: Yes, sir. The applicant is
27 requesting to re-zone eight-point-seven (8.7) acres from
28 RSF-E, which is the Estate Residential district, to B-4,

1 Major Commercial, to allow commercial development of the
2 property.

3 Specifically, the applicant has mentioned the
4 construction of an Auto Convenience Market, basically a
5 convenience store, which sells gasoline; and recreational
6 vehicle storage.

7 The subject property is located on the southwest
8 corner of the intersection of County Road 64 and County
9 Road 54 West in Planning District 15.

10 And here is the locator map showing the zoning and
11 the location of the property. The property directly to
12 the west is zoned B-3 and is the location of a storage
13 facility. There is also, to the west of that, a B-4 lot
14 and then other B-3 lot. And you see some B-2 and some
15 B-1 a little further the west.

16 Also, I will point out, back to the east on the
17 north side of County Road 64, the RR lots are
18 commercially zoned. And then you have some M-1, Light
19 Industrial, to the east and north of that.

20 Here is the aerial showing the currently undeveloped
21 parcel, and then here's some photographs taken from the
22 property of the property and some surrounding properties;
23 a picture of the storage facility to the west and
24 adjacent business to the east; subdivision to the south
25 and an adjacent residence. And then this is just a -- a
26 sketch of the property.

27 Given the location and given the fact that there is
28 an adjacent commercial zoning, staff feels that this is a

1 reasonable request, and we do recommend approval to the
2 County Commission.

3 I would point out that if the property is re-zoned
4 and ultimately developed, this would be treated as a
5 major project, and so the appropriate materials will be
6 submitted to the Planning and Zoning at that time. And
7 we are to assure compliance with the Zoning Ordinance.
8 That is the point where we will review access and also
9 drainage.

10 Those are all of the comments I have right now, but
11 I will be happy to answer any questions you have.

12 CHAIRMAN SAM DAVIS: Any questions for Vince?

13 COMMISSION MEMBER BONNIE LOWRY: Vince, would
14 you please tell me what composes an Auto Convenience
15 Market?

16 MR. VINCE JACKSON: It a typical convenience
17 store that you see. You know, if you see a convenience
18 store that sells gasoline, that's what an Auto
19 Convenience Market is. It's just the way our ordinance
20 defines it. We -- we define Convenience Store as not
21 including gasoline sales. So the Auto Convenience Market
22 makes that distinction. But --

23 COMMISSION MEMBER BONNIE LOWRY: Why the
24 difference in the B-3 and the B-4 then?

25 MR. VINCE JACKSON: The B-4, I think, is
26 because they wanted to include the RV storage by right.
27 I mean, they could do -- they could do a, you know,
28 convenience store under B-3, but the storage would have

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1 to be conditional use. And so my understanding is they
2 wanted to have the whole thing by right.

3 CHAIRMAN SAM DAVIS: Any other questions for
4 Vince?

5 (No response.)

6 CHAIRMAN SAM DAVIS: Thank you, Vince.

7 We'll open the public hearing at this time. There
8 is no opposition, again, to this particular project. The
9 applicant is Jon Archer and Hap Archer.

10 Do y'all have anything you'd like for us to know?

11 COMMISSION MEMBER KEVIN MURPHY: Mr. Chairman,
12 I need to recuse myself from this case also on the advice
13 of our attorney.

14 CHAIRMAN SAM DAVIS: Okay. Kevin Murphy has
15 recused himself from this case.

16 COMMISSION MEMBER SPENCE MONROE: Mr. Chairman,
17 there are two letters in opposition that she's given to
18 us today.

19 CHAIRMAN SAM DAVIS: Yeah, but there is no one
20 here to speak against it.

21 COMMISSION MEMBER SPENCE MONROE: Okay.

22 CHAIRMAN SAM DAVIS: Would y'all like to
23 address the Commission?

24 MR. JON ARCHER: I don't have anything.

25 MR. HARRY ARCHER: We don't have anything
26 additional. Thank you.

27 CHAIRMAN SAM DAVIS: All right. Does the
28 Commission -- does anybody on the Commission have

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1 questions for the applicants?

2 COMMISSION MEMBER BONNIE LOWRY: I have one.

3 CHAIRMAN SAM DAVIS: All right. I need one of
4 you or both of you to come up to the mic, whichever y'all
5 decide.

6 THE COURT REPORTER: State your name.

7 MR. JON ARCHER: Jon Archer.

8 COMMISSION MEMBER BONNIE LOWRY: You planned on
9 putting the RV storage on the backside of this Auto
10 Convenience Market?

11 MR. JON ARCHER: It would be on the south side
12 of -- the store -- the store will be at the intersection
13 of 54 West and County Road 64.

14 COMMISSION MEMBER BONNIE LOWRY: Are you going
15 to come off the road that's on the side, or how are you
16 going to get into -- How the RV's going to be when
17 they're in storage?

18 MR. JON ARCHER: We would have to apply for,
19 obviously, driveway permits to access. It wouldn't be
20 coming through the gas station. That's not part of the
21 plan, if that -- if that makes sense. County Road 54
22 would be the access.

23 CHAIRMAN SAM DAVIS: Any other questions for
24 Jon Archer?

25 (No response.)

26 CHAIRMAN SAM DAVIS: All right. Thank you.

27 Ms. Lazzari, you signed up to speak for. Do you
28 have anything to address?

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1 MS. CYNTHIA LAZZARI: (Indicates negatively.)

2 CHAIRMAN SAM DAVIS: Okay. All right. We'll
3 close the public hearing at this point. Staff have
4 anything else to add?

5 MR. VINCE JACKSON: I would just mention that
6 County Road 64 and County Road 54 West, at the point when
7 they develop the property, they will need to get
8 commercial turnout permits from the Highway Department.

9 It's possible that the Highway Department might
10 require some improvements to, you know, facilitate access
11 into the property, but it will be addressed at that time.

12 CHAIRMAN SAM DAVIS: All right. Thank you.

13 Any questions for -- for Vince?

14 (No response.)

15 CHAIRMAN SAM DAVIS: All right. Thank you.
16 We'll close the public hearing. Staff has recommended
17 approval. Is there a recommendation -- a motion to do
18 so?

19 COMMISSION MEMBER DEWANE HAYES: I make a
20 motion to approve.

21 CHAIRMAN SAM DAVIS: There is a motion to
22 recommend approval. Is there a second?

23 COMMISSION MEMBER SPENCE MONROE: Second.

24 CHAIRMAN SAM DAVIS: There's a second. All in
25 favor, say aye.

26 (Commission Members say "aye" in unison.)

27 CHAIRMAN SAM DAVIS: All opposed?

28 (No response.)

1 CHAIRMAN SAM DAVIS: Motion carries
2 unanimately.
3

4 8-F - CASE Z-18038 GODBOLD PROPERTY

5 CHAIRMAN SAM DAVIS: The next case is Case
6 Z-18038, Godbold property.

7 MS. CELENA BOYKIN: This is a request to
8 re-zone almost thirty (30) acres from RA to RSF-3. It is
9 located in Planning District 21 just south of County Road
10 12 South and east of Sherman Road.

11 The request is to re-zone this to RSF-3,
12 Single-Family. They plan to continue on Hawthorne
13 Subdivision. The Hawthorne Subdivision is the RSF-2
14 parcels to the northeast. They will need the RSF-3 to
15 meet their minimum lot size.

16 You can see Hawthorne was previously approved before
17 District 21 became zoned. I looked at their smallest
18 lot. It is ten thousand four hundred (10,400) square
19 feet. And their largest lot goes up to seventeen
20 thousand (17,000) square feet. So it has the lot size of
21 RSF-2 and RSF-3. But they need the RSF-3 to -- for their
22 Phase II.

23 Staff sees no issues with this request and has
24 recommended approval. And the Phase II, I believe, will
25 probably come to you next month for subdivision approval.

26 CHAIRMAN SAM DAVIS: All right. Thank you,
27 Celena. Is there any questions for Celena?

28 (No response.)