

**Planning Commission**  
**Order of Business/ September 14, 2015**  
**Minutes**

**ORDER OF BUSINESS**

- 1) **Called to Order** by Chairman Hannah at 7:02 PM.
- 2) **Roll Call:** Present: Gene Hannah, Lou Chambers, Melissa McWright, and Charles Edens. Charles Morehead and Bob Sanders were absent. Also present were Planner Bob Hoge and Clerk Kathy King.
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** August 10, 2015  
*Commissioner Edens moved to approve the minutes and waive the reading; seconded by Commissioner Chambers. No discussion. **Vote:** All approved; motion carried.*
- 4) **Announcements from the Planning Commission Chairman:** None
- 5) **Reports from other Planning Commission members and/or other Town Officers**
  - 5.1 Commissioner Chambers reported that the fireworks display, which was delayed from July 4<sup>th</sup> due to rain, was held on August 29, 2015 and there was a great turn out.
- 6) **Hearing of person(s) having business with the Commission**
  - 6.1 Bubba Elkins spoke regarding possible subdivision on Thompson Rd. He presented a plat of the property he plans to develop and asked the commission for input on how to move forward. He would like to build 12 houses which would require running a sewer line to the property. Property is zoned R-2 which requires one-half acre lots without sewer and 10,000 square feet with sewer. Planner Bob Hoge recommended that Elkins first step should be to have his surveyor draw up a sketch plan showing the entire infrastructure to determine the feasibility of adding sewer. Option 2 would be one-half acre lots with septic tanks and the first step would be to make sure the lots will perk.
  - 6.2 Betty Blair, with the Ark, stated that she is coming to the October Planning Commission meeting and would like to know what else she needs to provide before that meeting. Chairman Hannah reviewed Engineer Biven's comments with Ms. Blair and also provided her with a copy of those comments to take to her engineer. There was discussion regarding the number of parking spaces needed in relation to the uses of the building.
  - 6.3 Landon Lyon stated that he has purchased two adjoining lots, one on Walkup Rd and one on Zapata and is asking the Commission if he has to go through the Planning Commission to combine them. It was originally one lot and divided into two lots by previous owner. Hoge explained to them that the lots will need to be resubdivided in order to combine them and this can be done by either contacting the original surveyor to revise the previous subdivision plat or have a surveyor draw up a new plat to present to the Planning Commission.

7) **Old Business**

7.1 Plat application on Hwy 70 at Tanglewood Subdivision (Bubba Elkins storage buildings) Elkins stated that he plans to have his engineer start on the drawings next week but is here tonight to ask the Commission if there any reason this project would not be allowed. They informed him that if all requirements on the engineer's drawings are met the project is allowable on C-1 property.

7.2 Subdivision Regulations, Section 1-112.107 recommended changes by Planner. Bob Hoge presented four options on the issue that was brought up a couple of months ago concerning whether easements can consume the entire road frontage of a parcel of land. The purpose is to correct the conflict between the Zoning Ordinance, Section 4.1 and Subdivision Regulations, Section 1-112.107. After reviewing and discussing each of the options, Chairman Hannah suggested taking the options home to review for next month's meeting. During this discussion, it was brought up that the 2012 updated Zoning Ordinance does not line up with the Design Review Manual and needs to be reviewed for corrections.

8) **New Business:** None

9) **Adjournment:** Commissioner Edens moved to adjourn; seconded by Commissioner McWright. Adjourned at 8:55 PM.

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Gene Hannah, Chairman

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Lou Chambers, Secretary

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Date Approved