

**Special Called  
Planning Commission Meeting  
June 29, 2015 at 7 PM  
Minutes**

**ORDER OF BUSINESS**

- 1) **Called to Order** by Chairman Hannah at 7 PM.
- 2) **Roll Call:** Present: Gene Hannah, Lou Chambers, Melissa McWright, Bob Sanders, Charles Edens and Charles Morehead. Also present were Planner Bob Hoge, Attorney Martha Brooke Perry and Clerk Kathy King.

- 3) **Business to Discuss**

3.1 To specifically state the reason for the denial of the subdivision plat submitted by Northcutt. Attorney Perry gave a brief recap of the 6/8/15 Planning Commission meeting where the Northcutt plat was denied. She explained that the Commission has already denied the plat and the only reason for this meeting is to state specifically the reason for the denial. Perry stated that the 6/8/15 minutes reflect there was discussion of whether or not to allow the driveway easement to the back parcel to lie on top of the 50 foot right-of-way that the front parcel had. There was discussion and a vote denying the subdivision, but no real conclusion to the reason for denial reflected in the minutes. According to the rules of the Subdivision Regulations members have to state with specificity why it was declined. Perry stated that all subdivision plats have to conform with the Zoning Ordinances and then referred to Zoning Ordinance 4.1, which states basically that if you have a 50 foot easement for use of a parcel, it shall be at least 50 feet in width from and after the time of adoption of this ordinance and shall not be used to provide access to more than one lot or tract of land. Perry stated that from reading the minutes, it seems that the discussion regarding not to allow this situation in the past was referring to this reference in the Zoning Ordinance and the members need to state this with specificity and that will allow Mr. Northcutt to have a solid basis to either ask for a variance or to ask for an administrative review of your decision because you are acting in your official capacity in interpreting the Zoning Ordinances. Chairman Hannah called for each Commissioner who voted against at the 6/8/15 meeting to state their reason or reasons. Commissioner Chambers stated that she did give her reasons for denial during that meeting but they were not specifically stated in the minutes. Chambers reasons are 1) Zoning Ordinance, Section 4.1 does not allow it, 2) Subdivision Regulations 1-112.107 does not allow it, and 3) the Planning Commission has denied other applicants with the same request in the past. Commissioners Sanders and McWright stated that they turned down the application for the same reasons as Commissioner Chambers.

1) *Commissioner Chambers moved to amend the 6/8/15 Planning Commission minutes and formally decline Mr. Northcutt's plat application based on 1) the Zoning Regulations, Section 4.1 not allowing it, 2) Subdivision Regulations, 1-112.107 not allowing it, and 3) the fact that Commission has turned down the same request in the past; seconded by Commissioner Sanders.* Discussion: There was discussion that the Subdivision

Regulations, Section 1-112.107 addresses the issue, but with conflicting statements. At the next meeting the Planning Commission will review Subdivision Regulations, Section 1-112.107 and forward their recommendation for changes to the Board of Mayor and Aldermen.

2) *Commissioner Chambers moved to revise the motion to exclude 2) Subdivision Regulations, 1-112.107 not allowing it; seconded by Commissioner Sanders. No discussion. **Vote:** All favored; motion carried.*

- 4) **Adjournment:** Mayor Morehead moved to adjourn; seconded by Commissioner Edens. Adjourned at 7:35 PM.

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Gene Hannah, PPC Chairman

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Lou Chambers, Secretary

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Date Approved