

**Planning and Zoning Commission  
Meeting Minutes, February 15, 2022, 6:00 PM  
City Hall, 160 Walker Drive**

Members Present- Walter Coleman, Tim Walker, Maranda Nolen, Doug Morrison, Joey Breighner, Dean Goforth, Josh Weldon

Members Absent- Kris Bishop, Stephen Graham

The meeting was called to order at 6:06 p.m. by member Dean Goforth.

**Ken Beasley- Walker Drive Rezoning Request**

A public hearing was opened and closed with no comments at 6:06 p.m. Applicant Ken Beasley stated that he owns the adjacent lot with current mini-warehouse storage units and needed the lot to expand. He added the aesthetics will match that of the current storage units. Being no further discussion of the Commission, Jason Weldon made a motion to approve recommending the rezoning of the 2.38-acre parcel from B3, Downtown Business District to I1, Light Industrial District to the City Council. Tim Walker seconded the motion. All voted aye, and the motion carried.

**Trey Massey, US Hwy 11 Rezoning Request**

A public hearing was opened at 6:08 p.m. for comments regarding a rezoning request by Trey Massey on behalf of Jeff Clements and Jason Bagley for a 12-acre parcel located on US Highway 11 from A1, Agriculture District to I1, Light Industrial District. Julie Tolbert, 4340 US Hwy 11, provided photos of her property when it was flooded to the members and stated the property in reference, as well as the adjacent property, is located in a flood plain. She expressed her concerns of impacts on nearby property caused by development of the 12-acre parcel. Ms. Tolbert added her concerns for the limited sight distance on Hwy 11 and explained the dangers of entering and/or exiting the highway at the proposed rezoning location. Brenda Thompson, 4596 US Hwy 11, stated her concerns of flooding if the property was developed. Johnny House, 4773 US Hwy 11, stated he is employed with ALDOT and expressed his concerns of trucks (of the proposed use) causing a dangerous situation for motorists when entering or exiting the highway due to limited sight distance. He also mentioned the flooding issues. Ellen House, 4841 US Hwy 11, expressed her concerns of flooding and traffic dangers. Marian Brasher, 4214 US Hwy 11, stated the property is located in a FEMA Zone AE flood plain. She emphasized the water moves rapidly when flooding and is dangerous. She stated FEMA had strict guidelines on developing in an "AE" zone. Ms. Brasher explained the water would impact her property if the 12-acre lot was developed and covered in asphalt or concrete. Ms. Brasher stated the 2008 Comprehensive Plan noted that agriculture districts should be protected and used for crops and livestock (greenery). She added concerns of contaminates from asphalt or heavy equipment to the creek water and endangered species of the Creek. Ms. Brasher listed investments she had made into maintaining her property and expressed the adverse impacts of rezoning the referenced property industrial. With no other comments, the public hearing closed at 6:28 p.m.

At that time, Joey Breighner made a motion not to recommend the rezoning to the City Council. Tim Walker seconded, and all voted aye. The motion carried.

### **Holland Homes - PUD Master Development Plan**

A public hearing was opened at 6:34 p.m. Joe Cox, 258 Rena Drive, stated concerns of the development being constructed too close to surrounding subdivisions and homes. He added concerns of traffic burdens which may be placed on Robinson Street, Mill Road, and Highway 11. With no other comments, the public hearing was closed at 6:36 p.m. Mr. Thomas with Holland Homes addressed the concerns of Mr. Cox and stated there would be a 25' ft. undisturbed buffer along any existing area adjacent to residential properties. Mr. Thomas added their proposed plan has limited access onto Robinson Street for only the R1 lots. He stated the proposal had been reduced from 484 homes on 240 acres to 246 homes on 150 acres, of which 190 of the homes would only have access to Murphrees Valley Road. Mr. Thomas stated the homes north of the powerline easement had been removed from the plan, and he added there would be a 100' ft. buffer around all streams (50' on either side). He stated Holland Homes will perform the needed recommendations made by Skipper Consultants through the Traffic Study Report to ease the impacts of increased traffic from the new development. Richard Caudle of Skipper Consultants reviewed the traffic study with the members. He stated the report included the build-out of homes of the Wright Farms Subdivision and of the 50 homes per year permitted of the Holland Homes Subdivision, as well as general traffic. Mr. Caudle detailed the improvements listed on page 24 of the study and stated those items would become part of the approval process once the PUD Master Plan is approved by the council. The members discussed a secured access to the development from Murphrees Valley Road. Mr. Thomas explained Holland Homes is working with Forever Wild and the state to obtain an agreement for a potential land swap. He added a second plan included a private landowner agreement. Mr. Thomas explained the burden of a secured access would fall onto Holland Homes. Also, Mr. Peoples confirmed the city does have sufficient water available to service the proposed 246 homes. Mr. Thomas then explained the design of the drainage overview. The members discussed road construction issues during school traffic and the need to place perimeters on construction traffic during those congested times. Daniel Holland of Holland Homes stated measures would be taken to prevent construction vehicles from entering the development during school traffic. He added he was raised in Springville and Holland Homes would build a community that would only add value to Springville. The members discussed concerns of limited ingress and egress of the city and the concerns high density developments. Mr. Holland stated many studies take place in consideration of location and price point of homes for developing. Mr. Goforth stressed the importance of protecting the watershed from construction run-off through proper measures. Mr. Thomas restated the plans for a 100' ft. buffer around the streams.

Attorney James Hill reminded the members there would be no more than 50 building permits issued each year and reviewed the miscellaneous conditions which were discussed as part of a proposed recommendation to the council for approval of the Holland Homes PUD Master Development Plan for *The Haven*, as follows;

- a. Only the homes described in Section 2 (R-1 homes) shall have access to Robinson St. as a means of ingress / egress.

- b. All traffic improvements as identified by the Skipper Traffic Study shall be completed at the time identified therein (including all improvements to Robinson / Pine / Wilson before any CO could be issued).
- c. All work on Robinson / Pine / Wilson to be conducted during the time school is not in session.
- d. A fifty-foot natural / undisturbed buffer shall be maintained on both sides of all streams on the property
- e. The development is to be serviced by a private sewer system.
- f. If there is no construction entrance, no construction traffic shall be allowed to access the development (off Robinson St) during school traffic hours (7:00 a.m. to 8:00 a.m. and 2:30 p.m. to 3:30 p.m.)
- g. All conditions of PUD application and Master Plan.
- h. CDG traffic comment No.2b requiring full pavement resurface (at least 100 to 200 linear feet) for intersections recommended for widening.
- i. No building permits shall be issued for any home described in Section 2 (R-4 homes) unless and until the 4-way project has reached a point of substantial completion
- j. Subject to fire dept approval, the "Second emergency access" may be removed since future second access point will be provided via a "northwest emergency road"

Once discussions had ceased, Walter Coleman made a motion to approve recommendation of the PUD Master Plan with the above listed stipulations (a-j). Jason Weldon seconded the motion, all voted aye except for Tim Walker, who voted nay. The motion carried.



**Minutes**

Doug Morrison made a motion to approve meeting minutes dated January 18, 2022. Walter Coleman seconded, and all voted aye. The motion carried.

**Designation of Chairman and Vice-Chairman**

Doug Morrison made a motion to elect Dean Goforth as Chairman of the Commission and Joey Breighner as Vice-Chairman. Walter Coleman seconded, and all voted aye except for Dean Goforth and Joey Breighner, who abstained.

With there being no further business, Doug Morrison made a motion to adjourn. Josh Weldon seconded, and all voted aye. The meeting adjourned at 7:45 p.m.

 _____ Chairman	4/19/22 _____ Date
 _____ Secretary	7/20/22 _____ Date