

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

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

Members Absent- Kris Bishop, Stephen Graham, Doug Morrison

The meeting was called to order at 6:11 p.m. by Chairman Dean Goforth.

Archer's Cove Phase 4 Preliminary Plat

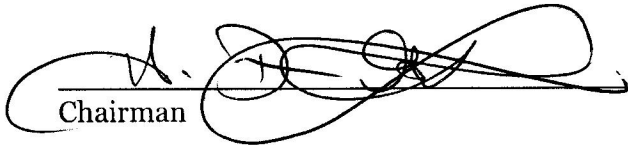
Chairman Dean Goforth begin the meeting by discussing the letter of CDG Engineers along with the responses of Civil Consultants regarding Archer's Cove Phase 4. Member Joey Breighner verified a general comment regarding the amenities and the progress at which they were being developed. It was determined the development of amenities was ahead of schedule. The developer, Robert Wilkes, stated there would be a second pool installed, as per the plans, and added there may be a third pool installed in a future phase. Mr. Breighner verified it had been previously determined by the Commission that the PUD Master Plan did not need revisions due to the redirect of Camp Road. Mr. Breighner and Public Works Director, Earl Peoples, discussed the need for a 30' ft. easement between Lots 4-88 and 4-89. It was established that a 20' ft. easement was sufficient. As discussions continued, Mr. Peoples and Mr. Wilkes proposed a notation to the final plat regarding the two lots that there should be no construction of any kind encroaching the easement. Mr. Peoples stated a plan had been established regarding the tie in of the water main on Camp Road. Mr. Breighner discussed the need for hydraulic calculations, and Patrick Rosenow of Civil Consultants stated he would work with Mr. Peoples to obtain the information. Mr. Peoples and the members discussed the need for the plans to reflect the road thickness specifications found in the Subdivision Regulations, and the method for approval of the alternative paving plan. Mr. Rosenow commented the plans presented reflected the required thickness and added a Geotech Engineer would determine if the alternative paving plan could be utilized later in the construction process. Mr. Wilkes also addressed the comment regarding midblock crossings. The Commission members reviewed the Subdivision Regulations found in Section 31, *Blocks*, and determined the need for midblock crossings was not deemed necessary since crossings were located at intersections and traffic stops. The members identified the location of amenities would not require pedestrians to cross traffic and agreed the proposed locations at traffic stops were less hazardous. Also, Mr. Wilkes stated 5' ft. sidewalks would be constructed to comply with ADA regulations. Mr. Peoples addressed a comment on the low-pressure sewer and the use of solvent weld pipe, to which Mr. Wilkes stated they were using the same materials as used in previous phases. Mr. Peoples stated he was in favor of use of solvent weld pipe at the pump station ends and dead ends of the lines. The members discussed the size of the homes and timeline of building. Mr. Wilkes stated home construction should begin at the beginning of next year and he stated more larger homes were being built. He added, the next phase being constructed would be the larger lots, The Ridge.

Nikkie Posey, Chamber of Commerce President, expressed a concern about parking on the streets when families have multiple vehicles. Mr. Wilkes stated the HOA does not allow it and Mr. Peoples stated the city has ordinances against parking on the streets as well.

A public hearing was opened and closed at 6:54 p.m. with motions made by Josh Weldon and seconded by Walter Coleman. No comments were made.

A motion was made by Josh Weldon to approve the preliminary plat for Archer's Cove Phase 4 contingent upon meeting the requirements of the engineer, except the midblock crossing, and requiring there will be no construction on the shared 20' ft. easement of Lots 4-88 and 4-89, and that the sidewalks will be constructed 5' ft. wide to meet the ADA regulations. Walter Coleman seconded the motion and all voted aye. The preliminary plat was approved.

With their being no other business to discuss, a motion to adjourn was made at 6:57 p.m. by Mr. Weldon and seconded by Mr. Coleman. All voted aye, and the meeting was adjourned.


Chairman

6-7-22
Date

Secretary

Date