

Planning and Zoning Commission
Meeting Minutes, July 19, 2022, 6:00 PM
City Hall, 160 Walker Drive

Members Present- Dean Goforth, Joey Breighner, Walter Coleman, Doug Morrison, Stephen Graham, Stefanie O'Donnell (Secretary)

Members Absent- Kris Bishop, Josh Weldon, Tim Walker

The meeting was called to order at 6:04 p.m. by Chairman Dean Goforth.

Agenda Item: Archer's Cove Phase 3 – Final Plat Discussion

Chairman Goforth addressed Robert Wilkes regarding the letter submitted by Fire Chief Richard Harvey addressing Street Signs, and height of Fire Hydrants. R. Wilkes said they have received the extensions for the two fire hydrants and that would be taken care of. The street signs have been ordered and the ETA is seven or eight days. They had to wait for approved street names from R. Harvey to order the signs. The original street names selected were turned down. R. Wilkes stated that R. Harvey said if the street signs were in before the first person moves in, they were good. Nothing would be sold until the end of August. D. Goforth read the statements submitted in the letter by R. Harvey regarding the Street widths and lots addressed by E-911(Letter included as part of the minutes).

Joey Breighner asked Mr. Earl Peoples if he was good with everything. E. Peoples reported we had a copy of the "Surety Bond" at 150% for the wear layer for the attorney. R. Wilkes stated the original will be coming in the mail addressed to Asa Sargent. E. Peoples stated the Bond was in the amount of \$110,000.00 which was more than the 150% required. R. Wilkes was quoted \$70,460.00 to complete the tack coat 150% percent of that is \$105,690.00 and the bond is for \$110,000.00. E. Peoples stated that the water department requires the developer to pay half the tap fees up front, there are thirty-seven lots at \$600 apiece, the water department has received \$22,000. Once the builder comes in, they pay the other \$600 tap fee, which makes a \$1,200.00 per tap fee per lot.

J. Breighner asked E. Peoples if everything was in order as far as he was concerned. E. Peoples spoke about the core samples which were submitted to him, because there had been questions about that earlier. E. Peoples has cores from the main road in, streets, and cul-de-sac. The cores all exceed the minimum requirements, which is two and one. The cores in the cul-de-sac are over three inches including the main street coming in. J. Breighner asked if the cores met or exceed the recommendations of the geotechnical report, E. Peoples confirmed it did. E. Peoples confirmed that Lance, the City Engineer, had no questions and concurred with the geotechnical findings. J. Breighner stated he was not questioning them, engineer, or E. Peoples, J. Breighner just wants to make sure that E. Peoples is covered. E. Peoples spoke about all the documentation that he has received from the geotechnical engineers, which is given to the city engineer to review. E. Peoples confirms that all the documentation shows that the roads being installed meet or exceed the recommendations. Stephen Graham asked what the build out percentage was. E. Peoples stated that there is not a set number, but he likes to see 85% so that if anything gets torn up, it is the binder layer so that can be patched and then the seal layer on it is nice. J. Breighner asked if a build out percentage was something that should be added to the Subdivision Regulations, E. Peoples said this is something that has been discussed for years. S. Graham interjected that it has been tossed around at work sessions over the years, but there have been challenges with that and they wanted to keep some flexibility for the city and the developer.

S. Graham asked if CDG had any comments, E. Peoples stated in the letter he received there was not issue with the roadway tests dated back in June and they asked about the house pads. E. Peoples said he has the house pad letter but have never had the city engineer sign off on that, we go by the S. Graham if there was any storm water detention.

D. Goforth stated that everyone here is comfortable, that we are doing everything we can to ensure we protect the city's interest and to make sure as things change or as we see something based on E. People's experience, the engineers we have and work with, the builders, and the things we are looking at, we have a pretty good process in place to do the best we can to limit the city's future liability or potential to have to resurface streets.

R. Wilkes stated that the final layer for Phase 1 and 2 is about a month out.

D. Goforth stated that there was one thing he would like to address was that in Phase 1 and 2 there was a problem with run off and silt. He wanted to know how that was being addressed with this phase. R. Wilkes stated that they have changed site contractors. The previous contractor was not on the up and up with erosion control and sediment pond basin. Now every time it rains one-fourth of an inch we have an inspection, if there are any issues they send us a report, we put them in our boxes, ADEM comes out and if those reports are not out there, it is a violation. We have not had any violations or concerns from anyone after phase 1. R. Wilkes also stated that they are not dumping into the creek, now our outlet structures are dumping into pastures where there is 50 to 100 feet of grass for water to run through and then there is a layer of silt fence, we have pulled back away from the creek. J. Breighner asked if the site contractor was inspecting the silt fences after it rains. R. Wilkes sated that the developer is doing that, not the site contractor because it was not being done like it was supposed to.

There were no further questions for Mr. Wilkes regarding Archer's Cover Phase 3.

Agenda Item: Sweetwater Phase 9 – Final Plat Discussion

Chairman Goforth stated that Sweetwater was taken off the Public Hearing because Newcastle Homes was not ready.

Public Hearing

Chairman Goforth opened the Public Hearing at 6:36 p.m. for any questions or concerns regarding the approval of Archer's Cove Phase 3 – Final Plat. There were no questions or concerns, W. Coleman motioned to close the public hearing, seconded by Graham, all voted aye. Public Hearing closed at 6:37 p.m.

S. Graham motioned to approve the Final Plat of Archer's Cove, W. Coleman seconded the motion, all vote aye. The motion to approve the Final Plat of Archer's Cove Phase 3, passed unanimously.

It was suggested that the Planning Commission hold a Public Hearing for the Approval of Sweetwater Phase 9 before the work session August 2, 2022, but due to the number of days needed to Post Public posting that was not possible. It was agreed upon to meet on the second Tuesday, August 9, 2022, at 6:00 p.m., at that time we would have a public hearing and hold the work session afterwards.

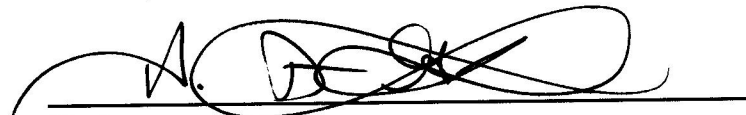
S. Graham motioned to table the Sweetwater Phase 9 Final Plat until Tuesday, August 9, 2022, W. Coleman seconded the motion, all voted aye. Motioned Carried.

Meeting Minutes

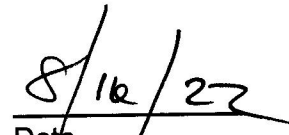
Meeting minutes were reviewed for June 7, 2022, and July 5, 2022, W. Coleman motioned to approve the meeting minutes from June 7, 2022, seconded by J. Breighner, S. Graham abstained, all others voted aye. Motion carried. J. Breighner motioned to approve meeting minutes from July 5, 2022, S. Graham seconded, there were three ayes and two abstained, D. Morrison and W. Coleman. D. Goforth referred to Joel Watson, attorney regarding having a quorum to approve the minutes from July 5. J. Watson stated that law does not require voting on the minutes, it just requires minutes be taken. It is not a bad practice to do so, but not required.

Adjournment

With there being no further business, Chairman Goforth, entertained the motion to adjourn, all in favor voted aye, meeting adjourned at 6:45 p.m.



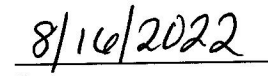
Chairman



Date



Secretary



Date