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Planning and Zoning Commission
Meeting Minutes, August 16, 2022, 6:00 PM
City Hall, 160 Walker Drive

Members Present: Dean Goforth, Joey Breighner, Walter Coleman, Doug Morrison, Kris Bishop, Tim Walker, Steve Lucas, Stefanie O'Donnell (Secretary)

Members Absent: Stephen Graham, Josh Weldon

City Representatives: Earl Peoples, Asa Sargent, Attorney James Hill

The meeting was called to order at 6:04 p.m. by Chairman Dean Goforth. Steve Lucas introduced himself as the new member of the Planning Commission, appointed by the mayor.

Agenda Item: Sweetwater Phase 9 – Final Plat Discussion - Public Hearing

Chairman Goforth opened the Public Hearing at 6:05 p.m. for any questions or concerns regarding the approval of Sweetwater Phase 9 – Final Plat, by Newcastle Homes, LLC. Roger Williamson addressed the Planning Commission requesting approval for the Final Plat of Sweetwater Phase 9. The Surety Bond had not been issued yet but was in the works and would be issued in the next day or two. R. Williamson requested that plat be approved contingent on the issuance of the Surety Bond. D. Goforth consulted with the city attorney, James Hill, asking if that would be acceptable. J. Hill stated that would be alright but asked that the Final Plat not be signed until the Surety Bond was issued.

There were no further questions or comments, the public hearing was closed at 6:07 p.m.

Agenda Item: Sweetwater Phase 9 – Final Plat Discussion by the Planning Commission

S. O'Donnell asked if E. Peoples had received the letter regarding the roads. E. Peoples stated he had been waiting on a letter from Josh Curtis from Bota to submit a letter to the City Engineer and himself, stating that they stand behind the roads they designed and installed. E. Peoples has received the core drills and all the testing for density. E. Peoples addressed the Planning Commission regarding the Surety Bond. The amount of the Surety Bond needed to be in the amount around Seventy Thousand Dollars (\$70,000.00), however Newcastle is getting bond in the amount of Ninety Thousand Dollars (\$90,000.00). R. Williamson explained that they were doing it for more because the quote to finish the job was from a year and a half ago. Trey Massey is honoring that price, but R. Williamson knows the pricing has changed considerably since then and was getting the Bond in the amount of 150% of what it would cost today to complete the job. T. Walker thanked R. Williamson for doing that.

There were no further questions or comments regarding the Final Plat of Sweetwater Phase 9. T. Walker made a motion to approve the Final Plat of Sweetwater Phase 9 contingent on receipt of the Bond. D. Morrison seconded the motion, all in favor voted aye, there were no, "no's." The motion to approve Sweetwater Phase 9, contingent on the receipt of the Bond, was approved unanimously.

Approval of Meeting Minutes: July 19, 2022

Meeting minutes were reviewed for July 19, 2022, D. Morrison motioned to approve the meeting minutes from July 19, 2022, seconded by W. Coleman, T. Walker, S. Lucas, and K. Bishop abstained, all others voted aye. Motion carried.

Adjournment of Regular Meeting:

With there being no further official business, Chairman Goforth, entertained the motion to adjourn, all in favor voted aye, meeting adjourned at 6:13 p.m.

Work Session:

D. Goforth opened the work session at 6:13 p.m., by reading the agenda items:

1. Does the P&Z need to consider any supporting resolution(s) regarding Plat or Rezoning considerations in concert with the recent R4 moratorium issued by the City Council? – This was a question sent in via email by S. Graham who was not in attendance at this (8/16/2022) meeting.

D. Goforth stated that since the City Council already made a statement on this and consulted with J. Hill on whether the Planning Commission need to do anything, since the City Council supersedes the Planning Commission. J. Hill suggested it may be of value to add it to meeting minutes that the Planning Commission recognizes that this an action the City Council has taken as to not unintentionally take an action on the level that Planning Commission that is inconsistent from the City Council. Therefore, the Planning Commission meeting minutes reflect that they (Planning Commission) acknowledge the City Council's moratorium on R4 housing until the infrastructure issues are addressed, they do not believe that high density housing is the way to go.

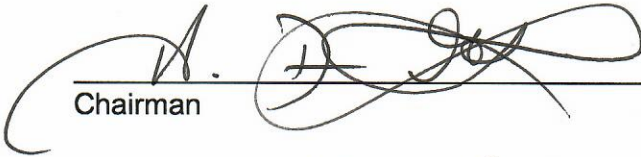
2. Does the P&Z need to consider a 2-year moratorium on all future subdivision submittals/ requests in excess of 4 lots (regardless of zone) for locations either within the Main Street Historic District or within 1 mile of the Main Street or Overlay Historic District? (*Purpose would be to freeze considerations until after the completion/in-service date of the 4-way signalization project and allow for additional infrastructure assessment*). - This was a question sent in via email by S. Graham who was not in attendance at this (8/16/2022) meeting.

J. Hill stated that subdividing is 100 percent function of the planning commission. The difference between subdivision and zoning is the burden of proof. If someone comes to you (Planning Commission) with a rezoning request, they (applicant) must tell you why it is appropriate. If someone come to you (Planning Commission) with a subdivision request, in order to deny it, the planning commission must explain why it is to be denied. The burden is then on you (Planning Commission) it must be approved unless there is a reason not to, such as the subdivision lots are not consistent with zoning, if they do not have the appropriate surety, or they don't meet all the applicable requirements set forth in the subdivision regulations. D. Goforth pointed out that the question was addressing with in 1 mile of Main Street or Overlay Historic District, which there are not many large lots in this area. S. Graham submitted the question and was not in attendance of the meeting to further give details to his question.

Discussion then turned to the 4-way signalization project. The 4-way project is expected to begin in September 2022 and completed in 9 months. There was discussion about re-routing traffic during that time and J. Hill stated we would need to look to the Engineers for their recommendations regarding ways to re-route traffic and reminded everyone that the roads at the 4-way were state and county roads.

3. General Discussion about updating and refreshing the current Subdivision Regulations with the purpose of cleaning up the formatting, making things clearer, consistency on certificates required on the Final Plat. The consensus was to set a goal that by December 2022 that we have revisions ready.

After No further discussion, the meeting was adjourned at 6:27 p.m.


Chairman

11-22-22
Date


Secretary

11/28/2022
Date