

**Planning Commission Special Meeting Minutes
December 2, 2024, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Judy Horne
Keith Macedo
Norm Toering
Howard Carter

ABSENT: Bobby Wilson

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; City Administrative Assistant LeAnn Tolleson

2. **Comments from Citizens:** None

1A. Rezoning –From A-1 to RE-2 Property owned by Steven Church, Location –Northwest corner of Wesley Stevens Road 7 Rheas Mill Rd., Presented by Crafton Tull.

Caroline Gardener, representative from Crafton Tull stated she was there to answer any questions you might have and like last meeting we are here to run through what we are trying to achieve.

Public Comment:

Stephanie Ouyoumjam, 92 Wesley Stevens; Ms. Ouyoumjam stated she was not at the first meeting asked on Wesley Stevens will the lots that will be along the street will the front of the house face the street, Ms. Ouyoumjam asked is it too early to ask these questions. Chairman Robert Mann stated that tonight we are only discussing the rezoning, not discussing any construction. The way we look at zoning, what's legally allowed, what is the worst that can happen. Ms. Ouyoumjam said the worst that could happen is the traffic depending on how many houses and what about the beautification of the area. Ms. Ouyoumjam asked when you consider rezoning and property development into 1 acre lots does that take in affect how many trees they tear down and the vegetation of the perimeter, is that considered rezoning?

Brad Meadors, 705 Rheas Mill; Mr. Meadors was concerned about flooding and his biggest concern was the plans for water, all the water must go somewhere.

Craig Hardin, owns the adjacent property, Mr. Hardin asked for clarification on rezoning, will the rezone for one acre lots, is that a one acre minimum and will there be limits? Mr. Hardin also expressed his concern for the water coming off property and running on to his.

Ian James, 695 Rheas Mill; Stated he was also concerned about the flooding.

Mike Parker, 4462 Pasofino Lane, Fayetteville; Mr. Parker stated that he was representing the seller and knows the builder and knows the builder builds and wanted to say he was in favor of the rezoning. Mr. Parker said he lives on the other side of Fayetteville, and they have approved a twenty-acre tract that will allow four homes per acre.


Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Mann stated the commission was just talking about the rezone and RE-2 and what we are asking to do, these are single family one-acre homes, churches and schools would have to be built with three acres and all others except accessories are five acres. Chairman Mann asked City Business Manager Melissa McCarville asked what the accessories is, and Ms. McCarville said she was not sure what he meant, Chairman Mann said he was reading from a list that Judy Horne gave him. Chad Ball read examples from the code. City Attorney Jay Moore said that it is important that people leave here with as much information as possible.

Chairman Mann answered the questions that were being asked before, how many houses can be built on forty acres, you can't put forty homes on forty acres. As far as the beautification, that is discussed at preliminary plat, Melissa McCarville answered we do not have a tree preservation ordinance. Chairman Mann stated as far as the next question regarding flooding, City Engineer Chris Brackett answered this will be addressed when the preliminary plat is submitted. Chad Ball asked about impervious surfaces would that be part of plan? City Engineer Chris Brackett said our code has standard curve number for estate lots, but it does not change for the amount of impervious on each lot. Chad Ball commented that the traffic concerns and beautification would be answered during the preliminary plat. Mr. Ball then read the zoning ordinance.

Chairman Mann called for question to approve Rezoning A-1 to RE-2 upon roll call vote, passed unanimously.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair