

Roberts voted aye. Krennerich voted aye. Halsey abstained. Harpole voted aye. Collins voted aye. Norris voted aye. Tomlinson voted aye.

This item was approved to be recommended to City Council.

4. RZ-07-19 Dennis John Burks requests rezoning from R-1 Single Family Residential to CR-1 Commercial Residential Mix for .35 acres located at 3304 Harrisburg Rd.

Mr. Burks came forward as proponent for this item.

City planner stated that the site plan proposal has been reviewed. Staff does not support the curb cut on Harrisburg Road since that is state right-of-way. Staff recommends a CR-1 L.U. with the following stipulations:

- a. No ingress/egress on Harrisburg Rd.;
- b. prior to occupation that the applicant satisfy all permit and code requirements;
- c. No modifications nor additions to the existing building be done other than subject to MAPC review and approval in the future; and,
- d. That the signage be limited to one ground monument sign which will be limited in height by 15' located a 10' minimum from the right-of-way and that one wall sign be permitted per building frontage and no billboards be permitted on the site.

City engineer stated that he would like to review the site plan when it is sent though.

Mr. Krennerich made a motion to recommend this item to City Council a CR-1 L.U. overlay with the stipulations stated by the City Planner and with a submission of a site plan to go to the City engineer. Mr. Collins seconded. Roberts voted aye. Krennerich voted aye. Halsey voted aye. Harpole voted aye. Collins voted aye. Norris voted aye. Tomlinson voted aye. Day voted aye.

This item was approved to be recommended to City Council.

5. RZ-07-20 Troy Coleman/Jay Harmon request rezoning from AG-1 Agricultural to RS-7 Single Family (7 units per acre) for 37.8 acres located on Kathleen St. between Morton Dr. and Pacific Rd.

Mr. Brent Crews came forward as proponent for this item. Mr. Crews discussed the prior requests for multi-family which were denied and also discussed RS-7 zoning that they are requesting at this time.

Mr. Leslie Ward came forward as an opponent for this item. Mr. Ward presented the commission with a petition with 122 signatures opposing this item. Traffic issues are concerns and there are concerns with bussing issues for the school. They are not opposed

to progress but are worried what this will do to their property values and are worried that this is not the right type of progress for their area.

Mr. Lewis Stadler came forward to state that he respects Mr. Harmon for trying to develop the area but that the amount of homes that Mr. Harmon is suggesting would make traffic too heavy and drainage a problem. Mr. Stadler believes it should be a zoning of RS-1 instead of RS-7.

Mr. Carlos Wood came forward to address the zoning choice. Mr. Wood stated that they chose RS-7 due to the lot width of 60 ft. If you put the right-of-way in there for the street, you could possibly get 5.5 lots per acre and they would not have 7 lots per acre on each acre.

Mr. Kenneth Jones came forward and stated that he lived out in this area a long time ago but that this area is a flood zone.

City planner stated that staff is puzzled with the use of the land and feel that the residential rezoning would not conflict with land use principles in this area.

City engineer has not had an opportunity to review these plans but if this is approved suggested that they provide a detailed drainage study since this area is in a flood zone.

Mr. Tomlinson asked about the right-of-way on Kathleen Street and the railroad track right-of-way. He wanted to know the distance between the track and the property line. There is approximately 98 ft. from the center of the railroad and the right-of-way that would be right off the center line. You would have about 18 ft. from the edge of the pavement to the edge of the right-of-way.

Mr. Tomlinson made a motion for the rezoning to be approved as submitted and recommend to City Council. Harpole seconded. Halsey voted no. Harpole voted aye. Collins voted no. Norris voted no. Tomlinson voted aye. Day voted no. Roberts voted no.

This item was not recommended.

6. PP-07-01 Bob Troutt/Sage Meadows Phase II-C requests preliminary approval for 42-lot subdivision on 14.5 acres.

John Easley came forward as proponent for this item.

Mrs. Elizabeth Moore came forward as an opponent for this item. She is objecting to the water flow that will be added to her property. Mrs. Moore has pictures of the property prior to Sage Meadows coming in regarding drainage. Mrs. Moore stated that her property is just down from the proposed new development. She is opposed to the drainage going to her property from this development.