

1. Drainage easements being granted consistent with the Corp project and approved by the City Engineer

MAPC MINUTES

Pg. 3 12-12-95

Item #6 cont...

2. Clarification and/or dedication of right of way for this property owner on Shelby Drive at not closer than 30' from the centerline of existing improvement

Ms. Finley seconded, 6 voted aye, 0 no, **REQUEST APPROVED WITH STIPULATIONS.**

#7 RZ95-49 Robert Sartin requested approval of rezoning from R-1 to C-4 for 14.62 acres located on the west side of S. Culberhouse Street, south of Parish Lane.

Mr. Sartin has a nonconforming landscape, lawn care, etc... business at this location. Expansion under nonconforming uses has already been exhausted. It was further noted that one recently completed building on this site was not permitted.

Mr. Sartin was advised that in C-4 the retail floor space is limited to 3,000 sq. ft. Mr. Sartin mentioned that he has plans for a small retail center and an office complex for his staff. Building will begin in the southwest corner and come toward the front of the property. Site plans have to be approved by the Planning Commission in C-4 zoning. Mr. Coleman read from the code concerning groups of buildings and approval by the MAPC being required for more than one building.

Also discussed was requirements for 50' right of way on the section line on Culberhouse that will be addressed on the platting request.

Mr. Little moved to approve the zoning request subject to a 100' strip of land, measured from the front property line on Culberhouse, remaining R-1. Ms. Finley seconded, six voted aye, 0 no, **REQUEST APPROVED WITH STIPULATION.**

#8 RZ95-50 Robert Sartin requested approval of a minor plat containing 14.62 acres located on the west side of S. Culberhouse Street, south of Parish Lane.

Mr. Little made a motion to approve the minor plat subject to:

1. 50' right of way on section line on Culberhouse, the remaining 100' of R-1 property will start from the new right of way line
2. Correct or remove setbacks from plat
3. Remove existing pole for a sign and attach sign to fence like residential subdivision

Mr. McCracken seconded, six voted aye, 0 no, **REQUEST APPROVED WITH**