



Legislation Details (With Text)

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**On agenda:**    **Final action:** 3/10/1998  
**Title:** Minutes for the MAPC meeting on January 13, 1998.  
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Date	Ver.	Action By	Action	Result
3/10/1998	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on January 13, 1998.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

JANUARY 13, 1998

MEMBERS PRESENT: Coleman, Damron, Gardner, Finley, Beadles, Pitts and Phillips

MEMBERS ABSENT: Little and Shaw

Minutes of the December 9, 1997, meeting were approved as submitted.

#1 RZ98-1 Bobby Clark requested approval of rezoning from Residential R-1 to Commercial C-3 for Lots 43 through 47 of the Rook Subdivision. The property is located on the south side of Parker Road, east of Stadium Blvd.

George Hamman, representing Clark, stated this will be the site for a new Chrysler dealership.

Ms. Finley moved to recommend approval to the City Council subject to owner's signatures and site plan to be approved by staff if they are comfortable with it, otherwise it will return to the MAPC. Mr. Gardner seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ98-2 Bob Gibson requested approval of rezoning from Residential R-1 to Commercial C-3 for 1.45 acres and from Residential R-1 to Residential R-3 for 4.13 acres. The property is located on the west side of Southwest Drive, north of Stillwater Drive.

Item WITHDRAWN by property owner.

#3 RZ98-3 James Best requested approval of rezoning from Residential R-1 to Industrial I-1 for 4.89 acres located on the east side of Best Industrial, south of Dan Avenue.

Mr. Pitts moved to recommend approval to the City Council, subject to a site plan and right of way with platting. Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#4 RZ98-4 Sage Meadows, Inc. requested approval of rezoning from Residential R-3 to Residential R-1 for Lots 169-204, Lots 222-243 and Lots 334-347 all in Sage Meadows, Phase II-A. The property is located on the east side of Clubhouse Drive, south of Macedonia Road.

Commissioners requested development owners provide a total zoning map, to give an overall view of zoning as it currently stands.

Dr. Beadles moved to recommend approval to the City Council, seconded by Mr. Damron. Six voted aye, 0 no, REQUEST APPROVED.

#5 RZ98-5 Sage Meadows, Inc. requested approval of rezoning from Residential R-3 to Residential R-1 for Lots 244-333, Lots 215-221 and Lots 413-421 all in Sage Meadows, Phase II-B. The property is located on the east side of Clubhouse Drive, south of Macedonia Road.

Dr. Beadles moved to recommend approval to the City Council, seconded by Mr. Damron. Six voted aye, 0 no, REQUEST APPROVED.

#6 FP98-1 Sage Meadows, Inc. requested approval of final subdivision plans for Sage Meadows, Phase II-B. The subdivision contains 110 lots on 49.02 acres. The property is located on the east side of Clubhouse Drive, south of Macedonia Road.

Mr. Pitts moved to approve subject to engineering and utility comments, street name changes and a vicinity map. Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 FP98-2 Kent Arnold requested approval of final subdivision plans for Oak Garden Addition containing 11 lots on 9.41 acres. The property is located at the east end of Glenn Place, north of Planters Drive.

Randy Deyoung and Brian Rega were present opposing the development. Several questions were raised by the commissioners. Flood plain and floodway areas, cul-de-sac length, only one access and parking on street were issues of concern.

Mr. Damron moved to deny the request, seconded by Ms. Finley. Six voted aye, 0 no, REQUEST DENIED.

#8 SP98-1 Robin Nix requested approval of site plans for 16 additional apartments to be added to the 12 unit complex for a total of 28 units. The property is located at the east end of Burns Circle.

Mr. Pitts prefaced a motion to deny, commenting that density in this form does no work out, parking doesn't work, there is no buffering, drainage concerns, no common space or recreation area proposed, and lack of information on drainage. Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST DENIED.

#9 SP98-2 Ridout Lumber Company requested approval of site plans for structures to be added to the existing facility located at 2608 Stadium Blvd.

Ms. Finley moved to approve the request subject to the City Engineer and owner working out grading and drainage plans. Mr. Damron seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#10 SP98-3 Ridgefield Christian School requested approval of site plans for a new school to be built on the north side of Casey Springs Road, east of Strawfloor Drive.

Mr. Damron moved to approve the request subject to:

1. 40' ROW from centerline of Casey Springs
2. Drainage plan to be approved by City Engineer
3. 36' wide drive at entrance

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

Commissioners were reminded to turn in their Ethics Statements to the City Clerk before the end of the month.

Annual election of officers was held with Mr. Pitts moving to keep the same slate of officers. Dr. Beadles seconded, all voted aye.

Officers are: Jon Coleman, Chairman,  
Hardy Little, Vice Chairman  
Jim Damron, Secretary