



PLANNING COMMISSION ACTION MINUTES

Tuesday, April 27, 2010, 7:00 pm

1. Invocation
2. Pledge of Allegiance
3. Call to Order - **The meeting was called to order at 7:03 p.m.**

Members Present:

Paul Moore

Jennifer Fletcher

George Ragsdale

Curtis Mills

Chris Doty

Fred Edwards

Members Absent:

Joe Creamer

4. Public Comment – There were no public comments.

A motion was made by Paul Moore and seconded by Fred Edwards to close Public Comment. The motion passed unanimously 6-0.

5. Approval of Action Minutes – March 23, 2010 Planning Commission Meeting

A motion was made by Fred Edwards and seconded by Chris Doty to approve the minutes. The motion passed unanimously 6-0.

6. **RZ10-01** – 3105 Bethany Bend (Southeast corner of Bethany Bend and Hwy 9) by D-Squared Development, LLC to rezone from AG-1 (Agricultural) and C-1 (Community Business) to C-1 (Community Business) to develop a 2,100 square foot convenience store and four pump islands at a density of 2,411 square feet per acre.
(This item was before the Planning Commission on February 23, 2010 and was deferred to allow the applicant to submit a revised site plan. In addition, the original request included a concurrent variance which is no longer needed.)

After hearing many public concerns in the areas of traffic generation, availability of similar uses in the area, incompatibility with nearby residential uses, sale of alcohol and inappropriate literature, parking on the site, and hours of operation.

A motion was made by Paul Moore and seconded by Fred Edwards to close the public hearing. The motion passed unanimously 6-0.

The Planning Commission discussion included the following issues:

1. Service station exclusion in condition 2.a. for the CVS development to the north and its effect on recommendations for the subject site.



2. Change from right in, right out only access on Bethany Bend to a full access driveway on the current site plan.
3. How the site will accommodate the tanker truck deliveries.
4. Number and time of gas deliveries; size, type, dispensing holes and venting of underground gas storage tank.
5. Hours of operation and delivery times.
6. Traffic counts and signal timing of the intersection.

A motion was made by Paul Moore to deny RZ10-01 because the proposed zoning is a more intense use than what the subject site can accommodate and exacerbating the existing difficult traffic conditions at the intersection. The motion was seconded by Jennifer Fletcher. The motion passed 4 (Paul Moore, Jennifer Fletcher, Fred Edwards, Curtis Mills) to 2 (George Ragsdale and Chris Doty).

7. Proposed amendment to the City of Milton Planning Commission By-Laws

After discussion of the By-Laws it was proposed to amend the By-Laws as submitted at the last meeting with the exception of Article III, Section 1, to read,

"This Commission shall annually elect a Chairperson and a Vice Chairperson from among its members. Such election shall take place at the first regularly scheduled Planning Commission meeting in each calendar year following the proper appointment and swearing in of all Planning Commission members when all said members are present."

In addition, on page 4, Thursday is changed to Monday.

8. Discussion of the process and procedures for text amendments and other associated documents.

Chairperson Ragsdale suggested deferring this item to the next scheduled meeting, May 25, 2010 for discussion to allow the Commission to review Director Tully's handout. Chairperson Ragsdale also suggested everyone come to the next meeting with their "hot button" issues.

9. Adjourn

A motion was made by Fred Edwards and seconded by George Ragsdale to adjourn the meeting. The motion passed unanimously 6-0. Time of adjournment was 9:10 p.m.

MAY 25, 2010

Date Approved


George Ragsdale, Chairperson