

City of Arab Planning Commission
Minutes of Meeting
6:00 pm, Tuesday, October 17, 2017

Members Present: Don Clark, Melissa Cook, Mark Gullion, Patricia Henry, Dameon Pittenger, Curtis Snider, Rodney Willingham, Chris Hemphill, Jacqueline Hinds

Members Absent: None

Others Present: Kim Johnson-Secretary, David Jones, Michael McGee

Chairperson Patricia Henry called the meeting to order; the roll was called. The minutes of September 19, 2017 were reviewed; Melissa Cook made a motion to approve, Rodney Willingham seconded, with everyone else approving.

New Business:

- 1) A Rezone request was submitted for **10428 AL HWY 69 (Old Bama Metal Building)**. The current zone is **M-1** (Light Manufacturing) and the owner, BancorpSouth Bank (represented by their lawyer, David Jones) is requesting it be rezoned to **GB** (General Business) to enhance the resale value. After some discussion, Rodney Willingham made a motion to recommend approval to the City Council to rezone the property to GB; Chris Hemphill seconded, with everyone else approving.
- 2) A Rezone request was submitted for **10th St NW**. The current zone is **R-1** (Low Density Residential) and the owner, Michael McGee, is requesting the property be rezoned to **R3-SD** (High Density Residential with Special Development). Mr. McGee desires to develop a planned residential subdivision but with special needs of reduced setbacks for smaller lots (these Special Development needs will be discussed at a future Planning Commission meeting where the Preliminary Plat will be considered for approval). Mr. McGee presented talking points/sketch plans to the Commission and adjoining neighbors who were present at the meeting. Potential property values, flooding and property lines were discussed, along with setbacks, accessory structures and sidewalks. Curtis Snider made a motion to recommend approval to the City Council to rezone the property to R3-SD; Rodney Willingham seconded, with everyone else approving.

Other Business: None

With nothing else on the agenda, Dameon Pittenger made a motion to adjourn; Rodney Willingham seconded, with everyone else approving.

Patricia Henry
Chairperson

Date

Kim Johnson
Secretary

Date