

**City of Arab Planning Commission
Minutes of Meeting
6:00 pm, Tuesday, March 19, 2019**

Members Present: Melissa Cook, Mark Gullion, Patricia Henry, Rodney Willingham, Dameon Pittenger, Curtis Snider, Thomas Shelton, Curtis Snider

Members Absent: Chris Hemphill, Seth Bell

Others Present: Kim Johnson-Secretary
Zaxby’s Representative: Bart Chandler

Chairperson Patricia Henry called the meeting to order; the roll was called. The minutes of February 26, 2019 were reviewed; Melissa Cook made a motion to approve; Rodney Willingham seconded, with everyone else approving.

New Business: *Alternative Compliance Request for Zaxby’s*

Chairperson Henry opened the public hearing. Zaxby’s submitted an Alternative Compliance Request under the Landscape Regulations. Zaxby’s cited that there is a public safety concern in the drive-thru and exit area on the east side created by spatial limitations due to the unusual shape of the property. By allowing them to reduce the buffer width requirements by 5 ft on the west side, they can shift the building over to create a safer pass through area. Zaxby’s Representative Bart Chandler does not plan to reduce the required number of plants for the project. Melissa Cook asked why the project could not be shifted to the south so that all buffer widths could be maintained; Mr. Chandler replied that ALDOT has already set & built the cut-in lane off of HWY 231 so the project cannot be moved south. The Planning Commission determined that a reduction of buffer widths by 5 ft on the west side of the property would be appropriate.

After more discussion, Thomas Shelton made a motion to grant the Alternative Compliance request for reducing the buffer width by five (5) feet on the west side of the property; Rodney Willingham seconded, with all others approving.

Other Business: None

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

Patricia Henry Date
Chairperson

Kim Johnson Date
Secretary