

City of Arab Planning Commission
Minutes of Meeting
6:00 pm, Tuesday, May 15, 2018

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

Members Absent: Thomas Shelton, Dameon Pittenger

Others Present: Kim Johnson-Secretary, Alyssa Thomas- City Intern

Renee and Terry Humphries	651/671 Sundown Drive NW	Pat Sanders	720 5 th Avenue NW
Glenn and Angie Daniels	710 Sundown Drive NW	David Cole	540 Evergreen Road
Chris P. Garrison	748 Sundown Drive NW	Carolyn Garrison	755 Sundown Drive
Nada Boyd Miller	637 Sundown Drive NW	Jimmy Hester	619 Fortenberry Drive
Cynthia and Gaylon Adams	Fortenberry Drive NW		

Chairperson Patricia Henry called the meeting to order; the roll was called. The minutes of January 23, 2018 were reviewed; Mark Gullion made a motion to approve; Rodney Willingham seconded, with everyone else approving.

New Business: David Cole presented a request for a rezone on Fortenberry Road zoned R-2 to R-3 to build 4 townhouses.

Mr. David Cole presented his plan to build 4 townhouses on 3 acres off of Fortenberry Road for a total of 12 units. The units would be leased with HOA fees and maintenance included. The floor was opened for public comment. There were mostly concerns of environmental factors pertaining to the property, including questions from Chris Garrison on water drainage on the land and whether it would perk. Chris & Carolyn Garrison expressed concern over the expense surrounding homeowners may incur if required to tie onto the sewer due to sewer being run to this development. The Garrison's presented history about how the property was previously considered a swamp and what environmental concerns may occur by building on it. Mr. Cole assured the Commission that a perk test had been performed by the previous owner, and it passed, but was not able to provide documentation at that time. Cynthia Adams expressed concerns over how this development would affect property values. Mark Gullion questioned if the property is developable and how any environmental causes will factor into the rezone. Patricia Henry closed the public hearing. Rodney Willingham made a motion to table this request until Mr. Cole can have property inspected for environmental concerns and provide evidence that either the land will perk for a septic tank or will be able to tie onto Arab Sewer. Chris Hemphill seconded the motion, and all were in favor except for Melissa Cook.

Other Business: Kim Johnson gave a staff report.

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

Patricia Henry
Chairperson

Date

Kim Johnson
Secretary

Date