

**City of Arab Planning Commission**  
**Minutes of Meeting**  
**6:00 pm, Tuesday, June 20, 2017**

---

**Members Present:** Don Clark, Mark Gullion, Chris Hemphill, Curtis Snider, Dameon Pittenger, Patricia Henry

**Members Absent:** Rodney Willingham, Bob Joslin, Sammy Waldrop

**Others Present:** Kim Johnson-Secretary, Melissa Cook, Alex Sierra, Larry Dyar, Lisa Beuoy, Barbara & Matt Perrin, Jeremy Taylor (Joe Stills Building), Ben Jones

The meeting was called to order; the roll was called. The minutes of May 16, 2017 were reviewed; Mark Gullion made a motion to approve, Don Clark seconded, with everyone else approving.

**New Business:**

- 1) An application for a Conditional Use for a dialysis center on the property located along HWY 231 South, across from the Arab Electric Coop, was presented. The property is zoned General Business (GB) which is the proper zone. Jeremy Taylor from Joe Stills Building, the developer, presented site plans for the project. Drainage and road access & improvements were discussed. The developer will obtain permits from ALDOT for drainage & roadwork. Patricia Henry opened the floor to the public for questions. Barbara & Matt Perrin, neighbors of the property, were concerned about road improvements and preserving the old oak trees on the property. Mr. Taylor assured them they would make every attempt to keep the trees. With no further public comment, Chairwoman Henry closed the floor. Chris Hemphill made a motion to recommend approval to the City Council to allow the dialysis center; Curtis Snider seconded, with all others voting in favor.
- 2) An application for a Conditional Use to place a billboard on property located along HWY 231 North was presented. The property is zoned General Business (GB) which is the proper zone. Alex Sierra, the owner, and Larry Dyar, the sign builder, proposed a 48 ft billboard with lights. Chairwoman Henry opened the floor for public comment: Lisa Beuoy, a neighbor from an adjoining subdivision, objected to the billboard stating that it is the first thing visitors see when entering the city from the north, it is visually detracting from the area, and concerned about the lights intruding into homes. With no further comment, Chairwoman Henry closed the floor. After much discussion and deciding that the 48 ft billboard would not fit on the property, Curtis Snider made a motion to approve to the City Council the Conditional Use of a 42 ft billboard; Patricia Henry seconded, with all others voting in favor.

**Other Business:** Adjustments to the Zoning Ordinance was discussed, in particular Home Occupation standards and Accessory Structure requirements.

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

---

Patricia Henry  
Chairperson

Date

---

Kim Johnson  
Secretary

Date