A special meeting of the Farr West Planning Commission was held on Thursday, June 22, 2017 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Becky Brooks, Genneva Blanchard, Lou Best, Phil Owen, Mike Beal and Milt Austin. City Council member present were Mayor Dickemore, David Jay and Ken Phippen. Staff present was Whittney Black. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. John Stewart led in the Pledge of Allegiance.

#1 – Motion – Set a public hearing to consider a re-zone for Cardon Subdivision from A-1 to R-1-15

BONNIE BEAL MOTIONED TO SET A PUBLIC HEARING FOR JULY 13, 2017 AT 7PM AT CITY HALL. BECKY BROOKS SECONDED THE MOTION, ALL VOTING AYE.

#2 - Motion – Set a public hearing to amend the M-1 Ordinance

BECKY BROOKS MOTIONED TO SET A PUBLIC HEARING TO AMEND THE M-1 ORDINANCE FOR JULY 13, 2017 AT 7PM AT CITY HALL. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#3 – Motion – Set a public hearing to amend Chapter 16.32 Street Lights

BECKY BROOKS MOTIONED TO SET A PUBLIC HEARING TO AMEND CHAPTER 16.32 STREET LIGHTS FOR JULY 13, 2017 AT 7PM AT CITY HALL. GENNEVA BLANCHARD SECONDED THE MOTION, ALL VOTING AYE.

#4 – Discussion – 2575 West – Seth Reed

Seth Reed was present to express his concerns about the new road that will connect 2700 North to the Remuda subdivision. Mr. Reed stated he and his neighbors are concerned people will use this road as a main thoroughfare to Farr West Elementary, Wahlquist Junior High School, and the freeway. Mr. Reed reviewed the results of a traffic study done in Atlanta suburbs. The results stated traffic accidents and violations are more likely when nonresident drivers of the subdivision use the road as a main travel path. Mr. Reed then stated he was a petition of 46 names to get the road moved. John Stewart commented that there was a public hearing where the general plan was explained, the Hart Subdivision has been granted preliminary approval, and the development was on several meeting agendas. John also commented no one was present to speak against the development or comment on the road at any of these events. Lou Best commented the best option may be to tactically place stop signs and have a residential speed limit.

#5 – Discussion on a Business Proposal – Brian Masuisui

Brian Masusui was present seeking to discuss a business proposal. John Stewart explained to Mr. Masuisui that through further research car sells cannot fall under retail sales in the C-2 Zone. Lou Best commented that he has no issue with this business at this location, but he does have problem with the zoning. Lou Best suggested ammending the ordinance to state what types of commerce are allowed in

different areas of the city. Lou Best suggested granting a variance for this case followed by a revision of the C-2 Ordinance. Mr. Masuisui stated he is more than willing to apply for a conditional use permit. John Stewart stated he would not like to see rezoning to M-1. Mike Beal suggested extending the C-3 zone passed 2700 North and rezoning the property to a C-3 zone. Bonnie Beal explained to Mr. Masuisui that if a rezone was to take place, it would be a four to six week process. Mr. Masuisui stated he understands the timeline of the rezone process and that he has talked to several residents of the neighborhoods directly south and west of the property and they are agreeable with his business proposal. Becky Brooks stated she agrees with Lou; the lot should stay under C-2 and after approval is given to Mr. Masuisui the ordinance be revised. Lou Best explained the reason for the variance would be there was a misunderstanding with the wording of the ordinance. John Stewart explained to Mr. Masuisui the next step would be to submit a site plan application.

#6 - Motion – Adjourn Special Meeting and Enter into a Work Session

AT 8:04 P.M., LOU BEST MOTIONED TO ADJOURN THE SPECIAL MEETING AND ENTER INTO A WORK SESSION. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

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Whittney Black, Secretary

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John Stewart, Chairman

Date Approved: _____