

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, August 2, 2016, at 7:00 p.m. with the following members present:

Chairman Leland Bonneville, Derek Bland and Darlene Kerr.

Also present were:

City Manager John Psota, City Solicitor Andrew C. Mitchell Jr. and Administrative Assistant Linda Powell.

Our guests included:

Brock Parker, of Parker and Associates and Denice Cordrey, of 101 S. Camden Avenue, LLC.

Chairman Bonneville called the meeting to order at 7:03 p.m. and acknowledged receipt of the minutes of the May 3, 2016 Planning Commission Meeting, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mrs. Kerr seconded and the motion was approved by three votes in favor.**

OLD BUSINESS

1. Impact Fee Moratorium – Update

City Manager Psota reported that the city council approved the extension of the impact fee moratorium for another six months with a new deadline of December 31, 2016.

Additionally, the extension will benefit the developers of Colonial Village and Camden East, in which construction is currently underway. He also stated that this information has been passed along to the Chamber of Commerce and other media outlets and that it had been posted to the City's website.

2. Morris Mill & Various Other Water Utility Related Projects – Update

City Manager Psota reported that the water tank, located off Slab Bridge Road, was up and running and that the water tank at Shady Lane had been taken offline and that things are going very well with its rehab. He further stated that 11 homes in the Coulbourne Mill subdivision have been hooked up to city water and that within the next four (4) months, when the project has been completed, there will be about 270 homes served by the City of Fruitland water system.

City Manager Psota informed the Commission that the replacement of water piping at the water treatment had been completed and everything is performing well.

3. Wastewater Treatment Plant Project Update

City Manager Psota reported that the wastewater treatment plant upgrade is in its final phase. The last items currently being completed are paving, SCADA and electrical work and that everything was expected to be completed by September 1st.

4. Other?

No other old business was discussed.

NEW BUSINESS

1. Preliminary Site Plan Review (Dollar General)

Brock Parker, accompanied by Denice Cordrey, came forward and presented the Commission with the new project (Dollar General Store) that was being proposed for Meeks property located at the corner of W. Main Street and S. Camden Avenue. He explained how Dollar General Executives initially became interested in the site and the process that has led to the current proposed project. Mr. Parker stated that the deal reached between Mr. Meeks and Dollar General leaves the property owned by 101 S. Camden Avenue, LLC and that it was essential that all approvals are obtained for this project as soon as possible as the developer is looking to get construction underway by the fall of this year (2016).

Mr. Parker then began to elaborate on the site plan design, stating that it was very similar to the original plan approved for the mixed use project but has increased slightly in size. He explained that the adjacent residential lot, owned by Mr. Meeks, will be combined with the commercial lot, assuming that re-zoning of the residential was approved. He stated that the addition of the residential lot was needed in order to meet parking, storm water and other site requirements.

Mr. Bland then asked if the City had made any official changes to the zoning ordinance parking requirements. Solicitor Mitchell replied, "no". Solicitor Mitchell further stated that the developer is looking for a provision that will allow the Planning Commission to approve a parking plan based on the number of parking spaces deemed necessary as opposed to meeting the current requirement of 1 parking space per 100 square feet of retail space. As discussion continued, there was a general consensus of the Commission that the current zoning requirement was excessive and that using the proposed calculation of 1 space per 200 square feet of retail space would be sufficient for this project. As discussion continued, various questions were raised to which Mr. Parker addressed satisfactorily. Finally, Mr. Bonneville raised the question of whether sidewalks, curb and gutter would be installed along S. Camden Avenue and Moore Avenue. Mr. Parker replied that the site plan shows the existing sidewalk along W. Main Street ending flush with the paving at the corner of Main Street and S. Camden Avenue; therefore extending the sidewalk along S. Camden Avenue was not considered to be an option. As discussion continued it was stated that since pedestrian traffic would most likely be increased due to the store's location, it would be a good idea to install sidewalks along S. Camden Avenue and Moore Avenue. Mr. Parker and Mr. Bland began to exchange various options as to how the sidewalk could be implemented and ultimately reached a feasible solution. Mr. Parker then assured the Commission that sidewalks, curb and gutter would be installed along both streets bordering the site.

Mr. Bland then asked if the property owners on the other side of Moore Avenue had been notified of the proposed developmental changes being proposed since the current residential home on the corner will be demolished and the lot will become commercial. Mr. Parker replied, "no". Ms. Deniece Cordrey then stated that she would personally make contact with the adjacent owners to get their input. Mr. Bland stated that he would like to know their thoughts before final approval was given for the project.

Mr. Parker then addressed other areas of the proposed site plan. He stated that chain link fencing would be installed around the storm water pond, all advertising signage would be in compliance with zoning code and that a greenbelt will be constructed beginning at

S. Camden Avenue and extending along the rear of the property and up along Moore Avenue toward W. Main Street to create a barrier between the commercial development and the residential properties.

Mr. Parker and the Commission reached a mutual agreement concerning the calculation (1 space per 200 sq. ft. of retail space) for determining the number of parking spaces that would be approved and as a result it was agreed that the 47 parking spaces, as presented on the site plan, would be adequate.

Finally, having completed the review of the preliminary site plan, Mr. Bland suggested, that prior to making a motion to recommend approval, all other related items should be discussed and voted on first. He then suggested that the remaining items on the agenda be addressed in reverse order and, to which, the other commissioners agreed.

2. Combining of Two Parcels (1326 & 1327)

Mr. Parker informed the Commission that the current proposed Dollar General development will utilize more square footage than the original mixed use development and therefore, presents the need to combine the commercial parcel (1326) and the residential parcel (1327) in order to meet all the developmental requirements. The Commission, after brief deliberation, moved to vote on the request.

Mr. Bland made a motion to approve the combining of parcels 1326 and 1327, contingent upon the lot referred to as tax parcel 1327 being rezoned C-2, Mrs. Kerr seconded and the motion was approved by a three to zero vote in favor.

3. Re-Zoning Request (302 W. Main Street)

Mr. Parker explained that as there was the need to combine parcels 1326 and 1327 to obtain the necessary square footage required to develop the site as presented, parcel 1327 would need to be rezoned C-2 Neighborhood Business to conform to the same zoning as parcel 1326. The Commission then moved to vote on the request.

Mr. Bland made a motion that the Commission make a favorable recommendation to the City Council to approve the request to re-zone parcel 1327, located at 302 W. Main Street, to C-2, Neighborhood Business, Mrs. Kerr seconded and the motion was approved by a three to zero vote in favor.

4. Variance Request – 101 S. Camden Avenue

Mr. Parker explained that the Dollar General building as presented was 9,310 square feet in size and that he was not able to get the entire building to fit within the minimal front building setback of 75 feet as required by the City's zoning ordinance. There is about 488.87 square feet on the northeast corner of the building that extends into the 75 foot front setback off W. Main Street. He requested that a 20 foot variance or 55 foot front building setback be approved to accommodate the building as proposed. Mr. Parker also, asked that a variance be approved to be relieved of the parking plan requirement of 97 parking spaces and to permit the proposed 47 spaces as presented on the site plan.

Mr. Bland made a motion that the Commission make a favorable recommendation to the Board of Zoning Appeals to approve the request for a Variance to decrease the front setback from W. Main Street to 55' and a Variance on the number of parking spaces required by zoning ordinance, section VI, subsection j-3-1 to permit approval of 47 parking spaces, Mrs. Kerr seconded and the motion was approved by a three to zero vote in favor.

Finally, after acting on the three preceding items, **Mr. Bland made a motion to approve the Comprehensive Preliminary Site Plan for the Dollar General Store contingent upon implementation of the requested amendments, Mrs. Kerr seconded and the motion was approved by a three to zero vote in favor.**

General Discussion

Mr. Bonneville voiced his concern about the Salisbury mailing address associated with businesses located within Fruitland city limits. He asked if anyone had looked into the matter and whether something could be done to correct the issue. He was informed that the City had looked into correcting the issue, but was unable to get the postal service to cooperate.

With no further business to discuss, **Mrs. Kerr moved to adjourn and Mr. Bland seconded. The motion was approved by a three to zero vote in favor and the meeting adjourned at 7:55 p.m.**

Submitted by,

*Linda J. Powell
Administrative Assist.*

Approved 9/6/16