

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, March 7, 2017, at 7:00 p.m. with the following members present:

Leland Bonneville, Derek Bland, Darlene Kerr, Jason Pearce and Robert Worth.

Also present were:

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

Guests were: Bob Marvel, Brock Parker, Chris Gilkerson, Doug Brown, Dylan Greer and Hannah Roane

Chairman Leland Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the February 7, 2017 Planning Commission Meeting, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mr. Worth seconded and the motion was approved by five votes in favor.**

OLD BUSINESS

1. Dollar General - Update

Brock Parker came forward to present a formal request for a Variance to approve a change in the greenbelt requirement. He presented a photo of the proposed 6-foot high vinyl privacy fence and a site plan showing the proposed location of installation. He stated that the fence would be vinyl, beige or tan in color and flat at the top. He then reiterated the reasons for the greenbelt change, stating that a 6-foot high fence would achieve the objective of a greenbelt much better than the 3-foot high concrete wall and that it would eliminate the potential of individuals walking and leaving trash on it. He further stated that as the property would be leased to Dollar General, all maintenance of the fence would be the responsibility of Mr. Meeks. Mr. Parker further informed the Commission that the bordering neighbor had been contacted and was fine with the greenbelt change.

Solicitor Mitchell then suggested that the Variance, if recommended for approval, include the condition that the fence must be maintained and if destroyed, it must be replaced.

Mrs. Kerr moved to recommend that the Board of Zoning Appeals approve the Variance request with the condition that the fence be maintained by the property owner; Mr. Bland seconded and the motion was approved by a five to zero vote in favor.

2. Cedar Commons Development – Update

Brock Parker, accompanied by Chris Gilkerson, came forward to present a request for approval to develop approximately 15 single family lots with specific provisions of dealing with the outstanding punch list items. Mr. Parker stated that Mr. Gilkerson wanted to purchase 15 single family lots and was proposing to install and/or maintain curb and gutter and install sidewalks upon completion of each new home built and further extend top coat of roadway to the farthest property line on the lots being purchased.

After Mr. Parker and Mr. Gilkerson presented their request, brief discussion ensued among the commission members. Mrs. Kerr wanted know the specifics of the outstanding punch list items. Solicitor Mitchell then replied that the items included the final road surfacing of Teak and Cottonwood Drive, the installation of sidewalks on all vacant lots and completion of the unimproved section of N. Brown Street. He went on to suggest that the City move forward with enforcement of the Public Works agreement and possibly utilize the Letter of Credit to get the remaining items completed. He stated that the letter of credit only provides about \$130,000 in funds.

There was a general consensus of the Commission that the city should consider using the letter of credit to complete remaining punch list items.

Finally, Mr. Bland moved to recommend the plan proposed to separate punch list items only dealing with issues regarding the 15 single family lots being constructed; Mr. Pearce seconded and the motion was approved by a five to zero vote in favor.

NEW BUSINESS

1. Hunt Club South & Creekside East Resubdivision Proposal

Doug Brown came forward to present his request to convert the duplex lots into single family lots in both Hunt Club South and Creekside East subdivisions. He then called the Commission's attention to a plat that showed the proposed lots to be resubdivided for a total of 30 between both subdivisions. He stated that the real estate trend has shown that there is very little interest in multifamily housing and, therefore, he is looking to focus on constructing single family homes. He further stated that he already has a couple of builders interested in purchasing a few lots but that they were not interested in buying duplex lots. He cited a couple of contractors who have recently constructed a few homes in Creekside East.

Solicitor Mitchell informed all that once the lots have been converted into single family lots, the resubdivisions would result in an unused allocated EDU that would be returned to the City and the reimbursement of any impact fees that were paid in advance. *[Subsequent research revealed that no initial impact fees (\$100 per lot) were paid upon approval of the Creekside East subdivision.]*

As the Commission had already discussed the matter at a previous meeting and were very enthusiastic about the prospective return of the much needed additional sewer capacity, all were agreeable with Mr. Brown's proposal.

Mr. Bland moved to recommend preliminary approval of the resubdivision of Hunt Club South and Creekside East as proposed; Mr. Pearce seconded and the motion was approved by a five to zero vote in favor.

2. Other?

Mr. Bland stated that as the Commission begins the review and updating of the Comprehensive Plan, he felt that the Economic Development Commission and the Chamber of Commerce should be invited to participate in the discussions so as to provide a better understanding of the trends as it relates to how the community is changing.

Mr. Bonneville then suggested a special meeting be held on March 21st to start those discussions. Mrs. Kerr suggested that March 28th, at 7 p.m., would be a more suitable date. All were in agreement with the March 28 date and time.

Finally, Mr. Bonneville invited the two guests in attendance to introduce themselves. They introduced themselves as Salisbury University students and that they were studying planning and economics and were at the meeting for the learning experience.

General Discussion

None.

With no further business to discuss, **Mrs. Kerr moved to adjourn and Mr. Bland seconded. The motion was approved by a five to zero vote in favor and the meeting adjourned at 7:35 p.m.**

Submitted by,

*Linda J. Powell
Administrative Assist.*

Approved 4/4/17