

MINUTES OF MEETING

HOOVER PLANNING AND ZONING COMMISSION

Date: May 9, 2016
Time: 5:30 PM
Place: Hoover Municipal Center
Present: Mr. Mike Wood, Chairman
Mr. Kelly Bakane
Mr. Sammy Harris
Mr. Scott Underwood
Mr. John Lyda
Mr. Carl West
Mr. Allen Pate

Absent: Mr. Mark Schroeter

Also Present: Mr. Bob House, House Consultants
Mr. Rod Long, City Engineer
Mr. Jim Wyatt, Director, Building Inspections
Mr. Duke Moore, Fire Marshal
Ms. Leslie Klasing, City Attorney Staff
Ms. Sharon Nelson, Landscape Architect

1. CALL TO ORDER

The meeting was called to order by Mr. Wood and the secretary had roll call at this time.

2. Mr. Wood asked Mr. Sammy Harris to give the invocation.
3. Mr. Wood asked Mr. Bakane to lead in the Pledge of Allegiance.
4. Mr. Wood stated the members of the Commission had been given copies of the minutes of April 11, 2016, meeting and asked for a motion concerning these minutes if there were no corrections or additions to be made. Mr. Lyda made a motion to approve the minutes as presented. Mr. Underwood seconded the motion. On voice vote the motion carried unanimously.

5. REQUESTS FOR PRELIMINARY AND/OR FINAL MAP APPROVAL:

Mr. Wood explained he would read the following subdivision cases and verified the Planning Commission had had the opportunity to review each one during the pre-meeting work session and get any questions they had answered. He asked if anyone had a question or comment to please raise their hand and that case would be moved to the end of the agenda, and the other cases would be voted on as a block. The cases presented for block vote were as follows:

(a) **S-0516-15** – Mr. Dan Alred, Jackins, Butler & Adams, Inc., is requesting **Final Plat** approval for **Diversified Resources Resurvey**. The purpose of the resurvey is to adjust the building setback line. Reliance Real Estate Co., LLC, is the property owner and the property is zoned PO (Planned Office).

APPROVED

Engineering Comments: Recommend approval.

Mr. John Hardin was present to represent this case. Mr. Wood asked if there were any questions regarding this case. There were none.

(b) **S-0516-16** – Mr. Jason Bailey, Bailey Land Group, is requesting **Final Plat** approval for **Resurvey of Lot 1 Riverchase East First Sector**, a two lot subdivision located at 2070 Valleydale Road. The purpose of the resurvey is to create a flag lot for an office building in the back.

APPROVED

Engineering Comments: Recommend approval.

Mr. Jason Bailey, Bailey Land Group, was present to represent this case. Mr. Wood asked if anyone had any questions. There were none.

(c) **S-0516-17** – Mr. Jonathan Belcher, NSH Corp, d/b/a Signature Homes, is requesting **Final Plat** approval for **Northampton Phase 5**, a 35 (thirty-five) residential lot subdivision located at the end of Jessup Lane in Ross Bridge. SB Dev Corp is the property owner and the property is zoned PUD PR-1 (Planned Single Family District).

APPROVED

Engineering Comments: Recommend approval contingent upon the applicant providing a guarantee in the amount of \$251,700.

Mr. Jonathan Belcher was present to represent this case. Mr. Wood asked him if he was ok with the guarantee for \$251,700. Mr. Belcher answered he was fine with the guarantee.

Mr. Wood asked if anyone had any questions regarding this case. Someone in the audience raised their hand and Mr. Wood stated he would move this case to the end of the agenda.

(d) **S-0516-18** – Mr. Rod Long, City Engineer, representing the City of Hoover, is requesting **Final Plat** approval for **Hoover Met Resurvey No. 2**, a 2 (two) lot subdivision, located off Stadium Trace Parkway and Ben Chapman Drive. The purpose of the resurvey is to combine 3 lots into 2 lots with a vacation of an internal road Right-of-Way. The City of Hoover is the property owner and the property is zoned C-2 (Community Business District), A-1 (Agriculture District) and R-1 (Single Family District).

APPROVED

Engineering Comments: Recommend approval.

Mr. Rodney Long, City Engineer, was present to represent this case. Mr. Wood asked if there were any questions on this case. There were none.

Mr. Wood then asked for a motion for cases (a), (b), and (d). Mr. John Lyda made a motion to approve cases (a), (b), and (d). Mr. Kelly Bakane seconded the motion. On voice vote, the motion was approved unanimously.

Mr. Wood then asked the person who had questions regarding case (c) Northampton – Phase 5 to step to the podium. Mr. Oliver Harrell, 1675 Shannon Road, stepped to the podium to state he was an adjacent property owner of Phase 5 and the particular reason that he was asking to understand the layout was because of Lot 509 out on the property right adjacent on the section line that he owned a couple of acres there. Mr. Harrell stated his house sat to the back of his acreage. Mr. Harrell stated he had been in his home for thirty-one years. He stated he didn't understand how this lot was laid out like it was. Mr. Harrell stated it was basically an acre lot that was cut out on the top of the hill behind his house. Mr. Harrell stated he felt like it would be sitting right on top of him and this was his concern.

Mr. Bob Easley, AL Engineering Co., stepped to the podium to address Mr. Harrell's concerns. Mr. Easley stated that this final plat was in keeping with the preliminary plat that was approved before they started construction on this phase including Lot 509. Mr. Easley stated there was a knob on top of the hill of Lot 509 and they were planning on taking the top off the knob and the intent was to leave some trees so if Mr. Harrell's house was sitting behind the knob there still would be a good wooded buffer between his house and the new house. Mr. Easley stated this big area had a nice prime building spot on it, so with developing a subdivision, they felt this was a good spot for a lot. Mr. Easley stated again, it was consistent with their preliminary plat.

Mr. Wood asked if there were any other questions on this case. There were none. Mr. Wood asked for a motion. Mr. Lyda made a motion to approve. Mr. Bakane seconded the motion. On voice vote, the motion was approved by all board members except for Mr. Harris who abstained from the vote.

- 6. C-0516-06** - Hoa Huy Tran, PHO280 LLC, is requesting **conditional use** approval for the sale of 040-Retail Beer (On or Off Premises) and 060-Retail Table Wine (On or Off Premises) at **PHO280** located at **5426 Hwy 280 East, Suite 9**. This property is owned by The Terrace, LLC and is zoned PC (Planned Commercial).

APPROVED

Mr. Hoa Huy Tran, 5426 Hwy 280 East, Suite 9, was present to represent this case. Mr. Wood asked the Secretary if the applicant had been checked out. Ms. Bradstreet answered he had been checked out. Mr. Wood asked if there were any questions or comments from any of the Board members or audience. There were none. Mr. Wood asked for a motion. Mr. Lyda made a motion to approve. Mr. Bakane seconded the motion. On voice vote, the motion was unanimously approved.

- 7. The following case was continued from the April 11, 2016, P&Z meeting:**

Z-0416-03 – Jonathan Belcher, Blackridge Partners LLC, is requesting to rezone approximately 1519.3 +/- acres located east of South Shades Crest Road, north of the Cahaba River, and lying between Stadium Trace Parkway and Highway 52. Blackridge Partners, LLC, and Riverwoods Holdings, LLC, are the property owners. The property is currently zoned A-1 (Agriculture), and NZ (Not Zoned) and is

proposed to be zoned **PUD** (Planned Unit Development) and known as **Blackridge**.
APPROVED

Mr. Jonathan Belcher, Signature Homes, 3545 Market Street, Hoover, AL, 35226, was present to present the Blackridge PUD on behalf of Riverwoods Holdings, and Signature Homes. Mr. Belcher stated the entire PUD consists of approximately 1,523 acres of which Signature Homes owns 700 acres and Riverwoods owns the additional 823 acres of this proposal.

Mr. Belcher explained the property included in this proposed PUD was part of an annexation that took place in the City of Hoover in 1993 and 1994. Mr. Belcher said during that time a total of 2,420 acres were annexed into the City of Hoover. Mr. Belcher stated this annexation includes conditions that were based upon the total number of homes that were planned to be built. The annexation allowed for a density of 2.25 homes per acre. Mr. Belcher stated that would be a total of 5,445 homes if fully built out. The conditions also included a public recreation space, a school site, a public safety building, and fire station. The size of the public recreation area and requirement for a school site are both determined by the amount of homes to be built on the site.

Mr. Belcher stated their proposal, the PUD that was before them now, includes areas that result in a maximum density of 3,382 homes. Mr. Belcher stated it did not include all the entire annexation agreement. Mr. Belcher stated when they evaluated the property, they saw an opportunity to provide something that did not exist in Hoover today. Mr. Belcher stated they were planning to develop a community that was consisting of primarily of larger home sites that would be anchored by a 100 acre lake. Mr. Belcher stated in doing so, they were able to reduce the proposed density from the 3,382 home sites to 1,150 homes. Mr. Belcher explained that while this was a large number of homes on this development, it was approximately 1/3 of what had currently been approved from a density standpoint on this property.

Mr. Belcher then pointed out the site on the map shown during the meeting to include Elvira Rd (County Rd 269) as a representation to show where it was located on the site. Mr. Belcher stated that because of the gating, that would significantly reduce the amount of traffic that could come through Stadium Trace Parkway. In addition to that and the reduction of density, it resulted in a traffic study only requiring 2 (two) lanes for the extension of Stadium Trace Parkway.

Mr. Belcher stated also in their proposal, the public recreation area, they have suggested it be on an adjacent site. He stated with the density of 1,150 proposed homes, the requirement would be a 29 acre public recreation space. Mr. Belcher stated in the coming months, they would have a proposal for a plan to provide a 60 acre public park which was more than double the size required by the annexation agreement. Mr. Belcher stated they currently owned the Wilborn Lake property and the boundaries followed the power lines and went all the way to the Cahaba River. Mr. Belcher stated one amenity that they felt would really enhance the city would be a park that has great access to the Cahaba River. Mr. Belcher stated they had one canoe launch at Lorna Road South but there they had a contiguous 60 (sixty) acres. Mr. Belcher stated they had met with the Cahaba River Society and also the Riverkeeper of the Cahaba River and presented this concept to them and was something they wanted to come forward to the city as an alternative to the public recreation space for this site.

Mr. Belcher stated he had also presented this plan to Dr. Murphy at the Hoover School Board and shared with her that the reduced density would not require a school site on this particular development, however, upon any city approval, their proposal includes a reservation of 1, 232

homes that would be used in a potential future location. Mr. Belcher stated that if these homes were to be built, then they would certainly offer a school site and make that a condition of those additional home sites at that time. Mr. Belcher stated that after the homes that would be reserved for future 1,150 proposed density units, this overall plan was still a reduction of 1,000 units on this PUD.

The third and final requirement was for a public safety building. Mr. Belcher explained that while this requirement is placed on all the annexation property including areas that they did not own, Signature Homes had committed to the Fire Dept. that they would build a fire station when they deemed it necessary and on the location that they deemed necessary. Mr. Belcher stated they would mutually agree on that as long as they had the PUD. He stated they had already had some preliminary meetings with the fire department and he felt they had a good idea of where that would be located. Mr. Belcher said additionally in the PUD, they also provide some language in there that if a temporary fire station was needed, there was language in there that would put some timing on that issue.

Mr. Belcher stated the last item he would like to mention was the railroad crossings. Mr. Belcher explained they had included in the PUD that there would be no lots recorded on the Signature Property until Stadium Trace Parkway has been extended and the bridge over the railroad between Wilborn Lake and Blackridge has been completed. He stated additionally, no lots would be recorded on the Riverwoods property until the second bridge has been completed.

Mr. Belcher explained in summary, the density of the homes built in this PUD would reduce from 3,382 to 1,150; they would provide a public park on adjacent property that was twice the size required by the annexation agreement, and would provide the public safety building whenever the city determines that necessary to be built.

Mr. Belcher stated that for them as a company, they were extremely excited about this development. Mr. Belcher stated they felt it was very unique; the topography of this land gave them the really unique opportunity to create this 100 (one-hundred) acre lake. Mr. Belcher stated the City of Hoover did not have anything like this where you could have this type of development around a lake. Mr. Belcher stated he hoped the Planning Commission would consider their proposal.

Mr. Wood asked if anyone had any questions or comments. Mr. Carl West, Planning Commission board member, told Mr. Belcher that he had several people approach him prior to the meeting asking about the impact of traffic on South Shades Crest Road as well as Stadium Trace and asked Mr. Belcher to address these issues.

Mr. Belcher stated also in the PUD, they had some language in there that would limit the access to South Shades Crest Road where there would be no more than 6 (six) lots that could be added that could connect to South Shades Crest Road. Mr. Belcher said on the Riverwoods portion of the property, a road that could be built would be a single access to South Shades Crest Road and no more than 6 (six) lots could be on that road.

Mr. West then asked if the traffic from both of those developments would be going up through Stadium Trace. Mr. Belcher answered that was correct. Mr. West then asked Mr. Belcher to speak about the impact of traffic on Stadium Trace. Mr. Belcher stated they had done a traffic study for both their proposed developments and then if they were to build out the full 3,382 homes. Mr. Belcher stated traffic studies were written to where they forecast in 10 (ten) years and advance. Mr. Belcher stated the rates of traffic on Stadium Trace in 2026 prior to this PUD was approximately 26,000 cars per day. Mr. Belcher stated with what they had proposed the traffic count increases

from 26,000 to 32,900 approximately and if they were to build the full 3,382, the traffic count increased to just over 50,000 cars per day on Stadium Trace Parkway.

Mr. Wood asked if there were any other questions. Mr. Wood asked Mr. Belcher to speak about construction from the north to the south and to make sure they had emergency vehicles covered. Mr. Belcher stated that an additional requirement for the development was that no construction could begin from Hwy. 52. Mr. Belcher stated all the construction was required to extend Stadium Trace Parkway from the north to the south, so any lots that would be recorded, for example on the Signature Property, which was the northernmost property, could not be platted until they had the bridge over the railroad completed along with the extension of Stadium Trace Parkway. Mr. Belcher stated that furthermore, no lots could be platted on the Riverwoods property, the southernmost property, until the second railroad was crossed with a bridge, so there was no construction that could take place from Hwy 52 and additionally, the new road would replace Elvira Road once it was completed, so Elvira Road would no longer extend beyond into the City of Hoover and that road would have a cul-de-sac at the end of it.

Mr. Wood asked if there were any questions from the board or in the audience. Mr. Arnold Singer, 613 Riverhaven Place, stepped up to state that he had learned a lot more about this project since he was last here. Mr. Singer stated one of the most things he was happy about was there would be public access to the recreation areas which, since the annexation agreement did not foresee a gated community, it assumed that the recreation areas would be open to the public on this property. Mr. Singer stated that as a community, it would in essence become the toll road. But, the proposal that Mr. Belcher made for access on the Cahaba River for canoes and kayaks, etc, great water recreation, would be really following the spirit of what was in the annexation agreement, so his objection to the gated community was gone.

Mr. Singer added that with regard to the schools, the annexation was for 2,420 acres so it included the 1,520 acres that was described here at this meeting plus another 800 acres that US Steel still owned. Mr. Singer stated that also the documents talked about the PUD being able to add other adjacent properties to this PUD, so it could be an expanded thing as they may acquire additional properties or additional partners into this PUD. So all of the land represented by this PUD, as well as any of the 1,232 units that could be used by Signature Homes with agreement by the City of Hoover, anywhere in the City of Hoover, should also count toward the 1,800 units. Mr. Singer stated that at this point, there are at least three different property owners that are involved. US Steel with 800, Signature Homes and Riverwoods Holdings, the two property owners represented at Blackridge. Mr. Singer stated they would each contribute according to the proportional number of homes that they represent to meet that 1,800. Mr. Singer suggested that somewhere in the city they keep track of how those building permits are issued with regard to that and it may be several years before they reach the 1,800 homes, but the school system will benefit by that additional 20 acres prepared for likely an elementary or middle school.

Mr. Singer added that back in 1994 is when the idea of the \$1,500 front door permit fee just came up. The \$1,500 fee still stands and has not changed. Mr. Singer stated if the city applied the consumer price index that \$1,500 would now be \$2,410. Mr. Singer stated he felt it was time after all these years to increase the \$1,500 and that would provide some additional help to the Board of Education.

Mr. Clay Peveler, 1820 Southpointe Drive, Hoover, AL, 35244, stepped to the podium to ask about the layout of the street proposals. He stated he didn't know if they had that information yet or

not or was this just a rezoning meeting. Mr. Wood answered there were not any street proposals as yet and this was a rezoning meeting. Mr. Pate added that they knew it did not connect to SouthPointe. Mr. Peveler asked about the gated community and asked if there would be a part of the gate on the existing part of Elvira Road where it came close to the gas pipeline. Mr. Wood answered there would be a gate at both railroad tracks. Mr. Belcher pointed out on the map where the gates would be.

Mr. Dan Carmichael, 2908 Warrington Road, Mountain Brook, AL, stated that apparently Elvira Road was going to be vacated which was the sole access he had to his property. Mr. Carmichael stated he was wondering how he was going to get to his property if Elvira Road was vacated to flood the lake. Mr. Carmichael also stated that he was under the impression that all abutting and affected land owners must agree to a vacation of a public road. Mr. Carmichael stated he would be totally land locked with gates at both ends with no way to access his property whatsoever. Mr. Wood told Mr. Carmichael that they would get all the questions together and then get Mr. Belcher to address them at one time.

Mr. Wood asked if there were any other questions. Mr. Todd Olson, 1824 Southview Circle, stated he had two questions. He asked if it was true that a sewage treatment plant would be placed on the Blackridge property. Mr. Wood answered that was not correct. Mr. Wood stated it would either be septic tank or Jefferson County sewer. Mr. Olson's second question was did the City of Hoover currently own right-of-way from Stadium Trace Parkway all the way to Elvira Road or all the way to Hwy 52?

Ms. Brenda Stanley, 1816 Southpointe Drive, asked about a wooded buffer between the properties in SouthPointe and the new subdivision and also wanted to ask about the park they had discussed. She wanted to know if this was a public park or just for those residents in the gated community. Mr. Wood stated he would get Mr. Belcher to answer those questions.

Mr. Wood asked Mr. Jonathan Belcher to come up and address the first question which was how they were not going to land lock somebody by vacating Elvira Road. Mr. Belcher stated what they had contemplated would be to provide an additional access point. Mr. Belcher stated Mr. Carmichael was correct in that the proposal is to vacate Elvira Road. Mr. Belcher stated that in 2009, they petitioned for the permit of a lake that was shown on the map. Mr. Belcher stated that at that time it was a 19 month process that went through a public hearing. Mr. Belcher stated at that time they went through all the different environmental agencies, it was on public notice, it was presented to the City of Hoover, presented to the Corp of Engineers, and was presented to ADEM. Mr. Belcher stated it was a very lengthy process. Mr. Belcher stated that part of this demonstrated that Elvira Road was going to be under the elevation of the lake. Mr. Belcher stated that right now Elvira Road at its' elevation where it crosses Martin Branch, which was a stream being impounded for this lake, is at an elevation at 385 feet above sea level. Mr. Belcher stated the flood elevation was approximately 410 feet in that location, so already they had a road that exists 25 feet below the 100 year flood elevation, which floods on a routine basis when we have significant rainfall events. Mr. Belcher stated their thoughts were with this proposal, they would do two things. One they would provide an additional access from Hwy 52 to the new road system that they were going to build. Also, they would provide the access at the extension of Stadium Trace Parkway. Mr. Belcher stated at the Stadium Trace Parkway portion, they have contemplated either a gated access or a public access to Mr. Carmichael's property whichever he chooses. Then the access from Hwy 52 would be a private access and they would allow him access to the gate.

Mr. Wood then stated we were not land locking Mr. Carmichael. Mr. Belcher answered that was correct. Mr. Wood asked Mr. Belcher to address the idea of buffers and if they had them in place. Mr. Belcher pointed out the Southpointe Development on the map and the extension of Southpointe that was done recently. Mr. Belcher pointed out the tie in to South Shades Crest Road and stated they were proposing a 6 (six) lot neighborhood with a limit of 6 (six) lots. Mr. Belcher stated right here there was no designated buffer in this area but what they have done was specifically call out for a lot size throughout this development that would minimize the amount of disturbance in there so that you would primarily see trees vs. a bunch of houses in this area, so it was much less dense in this area. So to summarize, they did not call out a specific buffer, but did so by reducing the density that was there.

Mr. Wood asked Mr. Belcher to go over the park. Mr. Belcher stated the park proposal was going to be on an adjacent property that was adjacent to both Wilborn Lake and Blackridge Development. Mr. Belcher stated it would be made for public access, was approximately 60 acres, and would have somewhere in the neighborhood of 4 to 5,000 lineal feet along the Cahaba River.

Mr. Dan Carmichael, 2908 Warrington Road, Mountain Brook, AL, stated he did not understand where the access was going to come to his property. Mr. Wood stated Mr. Belcher had given him the option of accessing beyond the gate or in front of the gate. Mr. Belcher went over to Mr. Carmichael to explain this proposal to him.

Mr. Steve Monk, attorney with Bradley, Arant, Bolt and Cummings, representing Signature Homes and Riverwood Holdings, stated to Mr. Carmichael that the question he had raised has to do with his access and advised they were not at this zoning meeting to vacate roads. Mr. Monk stated this question was somewhat premature regarding vacation of roads. Mr. Monk stated there would be a public notice when there was a vacation. Mr. Monk told Mr. Carmichael that he would receive a notice regarding this. Mr. Carmichael asked Mr. Monk what AL law was regarding vacation of roads. Mr. Monk answered the property owner would receive a public notice if a road was vacated, people on either side of the road get half the road. Mr. Carmichael asked if this was only abutting property owners. Mr. Monk answered yes, only abutting property owners.

Mr. Wood asked if anyone had anything new to add to this case. Mr. Clay Peveler, 1820 Southpointe Drive, Hoover, AL, asked if the new road that was the main thoroughfare from Morgan Road to Wilborn Lake would be a two or four lane road. Mr. Wood answered it was a two lane road, but would be gated and will be private roads inside the gate, not city streets. Mr. Wood stated that through traffic would not have accessibility to come from Hwy 52 through to Stadium Trace.

Mr. Wood asked if there were any other questions or comments. There were none. Mr. Wood asked for a motion. Mr. West made a motion to approve. Mr. Underwood seconded the motion. On voice vote, the motion was approved by all board members except Mr. Sammy Harris, who abstained from the vote.

8. Z-0516-04 – The City of Hoover is requesting to rezone approximately 6.63 acres of Lot 3, Hoover Met Resurvey located at **1000 RV Trace** from A-1 (Agricultural District) to C-2 (Community Business District) for the construction of a building for the new Hoover Sportsplex. The property is owned by the City of Hoover.

APPROVED

Mr. Bob House, House Consultants, was present to represent this case. Mr. House stated

this property was located just north of the existing RV Park next to the Hoover Metropolitan Stadium. Mr. House stated the reason for the rezoning is that the property is currently zoned A-1 (Agriculture District) and the proposed use of the property is for the new sportsplex building. Mr. House stated recreation buildings require them to be located in a C-2 district and cannot be in A-1 zoning. Mr. House stated they were just requesting to change a small portion of the lot from A-1 (Agriculture District) to C-2 (Community Business District).

Mr. Wood asked if there were any questions or comments on this case. There were none. Mr. Wood asked for a motion. Mr. Lyda made a motion to approve. Mr. Bakane seconded the motion. On voice vote, the motion was approved unanimously.

9. **Z-0516-05** - Daniel W. Braden, Braden properties II, LLC is requesting to rezone 4 lots located at **3428, 3432, 3436 & 3440 Sierra Drive** from C-1 (Neighborhood Shopping District) to C-2 (Community Business District). The purpose of the rezoning is to provide additional parking area for the King Acura and Tameron Honda automobile dealerships. The property is owned by Anne H. Sarrels, James O. Bendall & Albert Lee Bendall and William M. & Lena T. Willoughby.

APPROVED

Mr. Danny Braden, Tameron Honda, 1675 Montgomery Hwy, was present to represent this case. Mr. Braden stated the purpose for this rezoning was for additional parking for their dealerships. Mr. Braden stated Mr. Henry King, King Acura, was in an agreement with him to buy a portion of this property. Mr. Braden stated the property that Tameron would utilize would be entered to from their dealership property and would be no entrance from Sierra Drive. For Mr. King, the property was not adjacent to his existing dealership so that would require a drive onto Sierra. Mr. Braden stated the parking lot would be approximately 45 spaces.

Mr. Wood asked Mr. House to go over the 5 restrictions. Mr. House read these 5 restrictions:

1. The property shall be limited to the storage of new cars and operable used cars, and employee parking.
2. All light fixtures shall be LED zero cutoff fixtures. Light fixtures shall not exceed 16 feet in height and shall not cast light off the premises.
3. The fence and gate along Sierra Drive shall be decorative black metal as shown on the attachment. All other security fencing shall be black vinyl coated chain link. The maximum height of all fencing shall be six feet. The landscaping along Sierra Drive shall be located between the fence and the Sierra Drive right-of-way.
4. Automobile delivery trucks shall not be parked on Sierra Drive.
5. If Tameron is the sole user of the subject property, the driveway on Sierra Drive shall be eliminated.

Mr. House also added as a product of our work session discussion, after talking to Mr. Braden as well, there should be no signs on the subject properties.

Mr. Wood asked if there were any questions from the Planning Commission. Mr. Pate asked about the term "operable vehicles" or new vehicles. Mr. Pate asked if there would be any accident vehicles sitting around waiting to go into the body shop that the wrecker has to deliver there. Mr. Braden answered no to that question. Mr. Braden added that any of those type vehicles would be stored in their body shop location.

Mr. Wood asked Mr. House if they met all the landscaping requirements. Mr. House answered yes. Mr. Wood asked if there were any other questions from the board members or in the audience. There were none.

Mr. Wood asked for a motion. Mr. Lyda made a motion to approve. Mr. Underwood seconded the motion. On voice vote, the motion was approved unanimously.

There was no further discussion and the meeting was adjourned.

Vanessa Bradstreet
Zoning Assistant