

**CENTERVILLE PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 23, 1988**

Mr. Tate called the meeting to order at 7:30 P.M.

Attendance: Mr. Elmer Tate Jr., Chairman; Mr. Robert Looper; Mr. Robert Hosfeld; Mrs. Marian Simmons; Mr. Arthur Foland; Mr. Mr. Stanley Swartz; Mr. Robert Chappell (where noted). Also present: Mr. Alan C. Schwab, City Planner; Mr. Steve Feverston, Assistant City Planner; Mr. Robert Berner, Legal Counsel.

Approval of the minutes of the January 26, 1988, Meeting:

MOTION: Mrs. Simmons moved to approve the Planning Commission minutes of January 26, 1988, as written. Mr. Swartz seconded the motion. The motion was approved unanimously 6-0.

PUBLIC HEARINGS

Ralph G. Woodley/Paul H. Moody - Major Use Special Approval

Mr. Schwab reviewed the Major Use Special Approval application submitted by Ralph G. Woodley/Paul H. Moody for an overall development plan to locate the access points for the 14.69 acre parcel of land situated on the east side of Cloyo Road, south of Norwich Lane, and north of Alex-Bell Road (SR 725). The zoning on the parcel is Office Planned Development, O-PD. Included with this application, is a site plan development for a day care center on approximately 1.09 acres of the site. The request is to construct an office planned development in the future or whatever would be permitted under the current zoning, as well as the day care center on a portion of the site. The parking required for the day care center is 41 spaces and the site plan proposed 42 spaces.

Mr. Schwab stated that the style of the day care center will be a contemporary-colonial design building with a pitched roof. The construction materials to be used will be brick with cedar trim.

Staff recommended that the application be approved subject to the following conditions:

1. The developer shall dedicate 60 feet of right-of-way from centerline along the north side of Alex-Bell Road across the southern portion of the property. The dedication from centerline where the present centerline of Alex-Bell Road angles shall be adjusted to follow a radius specified by the City Engineering Department. This radius shall approximate a logical future centerline when Alex-Bell Road is widened.
2. The access driveways and median break shown on Olde Greenbrier Lane shall be relocated to approximately the midpoint between Norwich Lane and Alex-Bell Road.

3. A sidewalk in the public right-of-way along the south side of Norwich Lane in front of the Day Care Center shall be required. The City Engineering Department shall review and approve the design of this sidewalk.
4. A stormwater drainage plan for the Day Care Center site shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. Detailed plans of the screening including the gates surrounding the proposed dumpster location shall be approved by the City Planning Department.

Mr. Tate opened the public hearing.

Mr. Bob Archdeacon, representing the applicants, stated that their purpose in seeking approval is to pinpoint the basic access configuration to allow development of the area to begin. He indicated there would be no objections to the recommendations of staff with the exception of Condition #2. He stated that the proposed location centers the access point on that portion of the property.

There being no other speakers, Mr. Tate closed the public hearing.

The members of Planning Commission discussed this issue and determined that they did not object to allowing the access point along Olde Greenbrier Lane to remain as proposed on the submitted site plan.

MOTION: Mr. Looper moved to recommend approval of the Major Use Special Approval submitted by Ralph G. Woodley/Paul H. Moody to Council subject to the following conditions:

1. The developer shall dedicate 60 feet of right-of-way from centerline along the north side of Alex-Bell Road across the southern portion of the property. The dedication from centerline where the present centerline of Alex-Bell Road angles shall be adjusted to follow a radius specified by the City Engineering Department. This radius shall approximate a logical future centerline when Alex-Bell Road is widened.
2. The access driveways and median break shown on Olde Greenbrier Lane shall be as shown in the submitted drawings.
3. A sidewalk in the public right-of-way along the south side of Norwich Lane in front of the Day Care Center shall be required. The City Engineering Department shall review and approve the design of this sidewalk.

4. A stormwater drainage plan for the Day Care Center site shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
5. Detailed plans of the screening including the gates surrounding the proposed dumpster location shall be approved by the City Planning Department.

Mr. Hosfeld seconded the motion. The motion was approved unanimously 6-0.

NEW BUSINESS

Stylecraft Homes - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Stylecraft Homes to construct a 44 unit office condominium complex along East Franklin Street south of the Centerville East Shopping Center. The zoning on the site is General Business, B-2. The 214 parking spaces required are based on the gross floor area shown for the units, and the applicant is proposing 238 spaces which satisfies the requirement. An existing house on the site will be retained and converted into one of the office units within the complex. The units will be 1 to 1-1/2 stories and will be more of a residential architecture.

Mr. Chappell arrived at this time.

Staff recommended to approve the application subject to the following conditions:

1. Forty-three (43) feet of right-of-way shall be dedicated from the centerline of East Franklin Street.
2. Left turn lanes and appropriate tapers shall be constructed on East Franklin Street subject to the approval of the City Engineering Department. An overall improvement plan for East Franklin Street is necessary in this area. If the timing for such improvement can be arranged the developer may, with the approval of the City, contribute money towards this improvement in lieu of the additional lane of pavement.
3. The four-way intersection of the main road and access drives shall be redesigned to standards acceptable to the City Engineering Department.
4. A plan for all walkways within the development shall be subject to approval by the Planning Department.

5. A revised plan for all dumpster locations and screening shall be subject to approval by the Planning Department.
6. An lighting plan for all exterior lights shall be submitted and subject to approval by the Planning Department.
7. Specific architectural elevations including building colors and materials shall be subject to approval by the Planning Department.
8. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Ron Bossi, president of Stylecraft Homes, stated that he had reviewed the conditions recommended by staff and had no objections to any of those recommendations.

Mrs. Simmons asked if a significant number of the trees on the site would be lost.

Mr. Bossi stated that they will make ever attempt to save as many of the existing trees as possible. He indicated that an overlay plan had been prepared of the site to locate the trees and asked permission to shift or widen the concrete islands slightly if it would allow a tree to remain. Mr. Bossi stated that the retention areas will be divided into several small areas in order to save more trees instead of going with such a deep retention area.

The members of Planning Commission agreed that saving trees by slightly shifting the pavement locations would be appropriate.

Mr. Swartz stated that even the site plan showed a sidewalk along East Franklin Street he felt it should be included on the plan to be submitted to staff for approval of the walkway system.

MOTION: Mr. Foland moved to approve the Planning Commission Special Approval application submitted by Stylecraft Homes subject to the following conditions:

1. Forty-three (43) feet of right-of-way shall be dedicated from the centerline of East Franklin Street.
2. Left turn lanes and appropriate tapers shall be constructed on East Franklin Street subject to the approval of the City Engineering Department. An overall improvement plan for East Franklin Street is necessary in this area. If the timing for such improvement can be arranged the developer may, with the approval of the City, contribute money towards this improvement in lieu of the additional lane of pavement.

3. The four-way intersection of the main road and access drives shall be redesigned to standards acceptable to the City Engineering Department.
4. A plan for all walkways within the development shall be subject to approval by the Planning Department including a sidewalk on the south side of Franklin Street to be located in the right-of-way and extending the entire frontage of the property.
5. A revised plan for all dumpster locations and screening shall be subject to approval by the Planning Department.
6. An lighting plan for all exterior lights shall be submitted and subject to approval by the Planning Department.
7. Specific architectural elevations including building colors and materials shall be subject to approval by the Planning Department.
8. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mrs. Simmons seconded the motion. The motion was approved unanimously 7-0.

Centerville Mill - Planning Commission Special Approval

Mr. Schwab reviewed the Planning Commission Special Approval application submitted by Centerville Mill requesting approval to construct a mini-warehouse building within the former railroad right-of-way located on the northwest corner of East Franklin Street and Clys Road. The zoning on the property is Light Industrial, I-1. Two (2) parking spaces are required as a part of this additional construction, and 2 parking spaces are being provided. The location of this one (1) building is parallel and slightly north of the existing mill building. The elevations submitted show the 2-sided building to have a pitched roof, vinyl siding and metal doors.

Staff recommended approval of the application subject to the following conditions:

1. This approval shall be for one (1) mini-warehouse building only. Additional buildings shall require a approval application to be filed by the developer and approved by the Planning Commission.
2. All parking, loading and vehicle circulation areas including the area around the proposed mini-warehouse building shall have an asphalt or concrete surface.

3. All building, roof and door colors shall be subject to approval by the Planning Commission.
4. An lighting plan for all exterior lights shall be submitted and subject to approval by the Planning Department.
5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

The members of Planning Commission stated that they would prefer to have staff approve the colors of the project.

MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval application submitted by Centerville Mill to construct a mini-warehouse building subject to the following conditions:

1. This approval shall be for one (1) mini-warehouse building only. Additional buildings shall require a approval application to be filed by the developer and approved by the Planning Commission.
2. All parking, loading and vehicle circulation areas including the area around the proposed mini-warehouse building shall have an asphalt or concrete surface.
3. All building, roof and door colors shall be subject to approval by the Planning Department.
4. An lighting plan for all exterior lights shall be submitted and subject to approval by the Planning Department.
5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Swartz asked what had been proposed to be the color scheme.

Mr. Will Wilson, applicant, stated in other locations they have used a black roof, dark navy blue doors and a white background. He indicated if there was a problem with that color scheme, it could be changed.

Mr. Swartz stated that he would prefer to have the warehouse building be something compatible with the existing Mill to make the property look uniform.

Mr. Wilson stated that although he had not considered it, it was a good suggestion and he had no objection to brown doors and compatible building colors to be used on the new building.

FINAL MOTION: Mrs. Simmons moved to approve the Planning Commission Special Approval application submitted by Centerville Mill to construct a mini-warehouse building subject to the following conditions:

1. This approval shall be for one (1) mini-warehouse building only. Additional buildings shall require a approval application to be filed by the developer and approved by the Planning Commission.
2. All parking, loading and vehicle circulation areas including the area around the proposed mini-warehouse building shall have an asphalt or concrete surface.
3. All building, roof and door colors shall be compatible to the colors on the existing Centerville Mill buildings, and subject to approval by the Planning Department.
4. An lighting plan for all exterior lights shall be submitted and subject to approval by the Planning Department.
5. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Mr. Foland seconded the motion. The motion was approved unanimously 7-0.

Chardonnay Valley - Record Plan

Mr. Schwab reviewed the Record Plan for Chardonnay Valley located east of Loop Road, north of Alex-Bell Road (SR 725) and south of I-675. The zoning on the 48.8 acre parcel is Residential Planned Development, R-PD, of which 20 acres is the subject of this particular record plan. Two (2) reserve areas are being created as a part of the record plan. Reserve A is the private streets and Reserve B is the lake being created for retention/detention purposes. The request is to approve the individual lots being created off of the private streets in addition to the 2 reserve areas.

Staff recommended that the record plan be denied. Mr. Schwab stated that the plan expresses itself as developing as a condominium project. He stated that typically what the City has done in the past involving a condominium project with private streets is to approve a record plan for a substantial piece of acreage and for that section to be developed under one ownership. Once that section is developed, the record plan for the next section is filed for another significantly large parcel of land. Mr. Schwab explained that in this case, the request is to split the 20+ acres into approximately 20 different lots with the reserve areas shown. He stated that if this plan were approved, it could potentially allow each of the lots to developed under

separate owners with access only on a private street. Even though it is not the intent, it could result in several different builders disagreeing over how streets are or are not going to be put in place, and a condominium association may or may not be created. Mr. Schwab stated that this being the worst case, it could be chaos with the City caught in the middle.

The developer submitted correspondence stating that a bond could be posted to insure the construction of the private streets. Mr. Schwab stated that would certainly help the matter, however, the other concerns go beyond that particular issue.

Mr. Bob Archdeacon, Woolpert Consultants representing Leonard Snell, developer, stated they do not see anything unusual about this particular project that would complicate this situation any more than any of the other condominium developments that have occurred in the City or the entire County. He stated that the purpose in dividing the lots is strictly a financing decision. He stated that the bonding will insure that the streets are constructed and a condition could be made on the approval that the homeowners' association must be created prior to the issuance of occupancy permits. Mr. Archdeacon stated that the developer, Mr. Snell, will be the developer of the project as well as the builder, and will be responsible for the construction of the streets within the project; however, he may not be the only builder. Mr. Archdeacon stated that if a lot were sold to another builder, that builder would be bound by the conditions of the homeowners' association.

Mr. Schwab referenced the Greenbrier Commons condominium project, stating that the original plan was to develop Norwich Lane up to and including Clyo Road as one (1) condominium project with one (1) central recreational facility and community facility. What happened over the years was first it was divided into a separate entity being Greenbrier. Although the City had plans showing one (1) condominium association with all the private streets linked together under one (1) ownership, the first association determined that certain agreements had expired that the City was not a party to and would not allow additional membership into its association. This determination was based on the idea that additional membership would overcrowd the use of the recreational facilities.

Mr. Schwab stated that when Tifton Greens was approved, it was approved with the intention that the streets would link with those existing in Greenbrier. The owners stated that they would not allow that situation to occur, and the City could not force the issue since Greenbrier had its own private streets. Further, Cedar Cove was approved with no link between the three (3) different project even though the City still has an overall plan showing the projects being linked together.

Mr. Berner stated that Mr. Farquhar, City Attorney, had reviewed this situation and does have some severe concerns about issues that have not been addressed.

Mr. Tate stated that if the City Attorney has severe reservations about approving the plan as submitted, the Planning Commission cannot very well approve it until his concerns are satisfied.

Mr. Archdeacon asked if the application could be tabled until the legal formalities between the City and the developer could be resolved.

The Planning Commission agreed that would be the proper procedure.

Mr. Archdeacon stated that a further item of consideration is the entrance to the project along Alex-Bell Road (SR 725). He stated that they are proposing the "in" drive to be 12 feet in width and the "out" drive 24 feet which would be divided into 12 feet for right and left turn lanes. He stated that the traffic engineer prefers that the drives be limited to 45 feet total width.

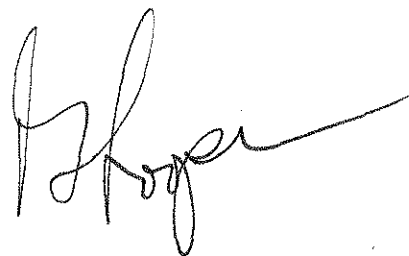
Mr. Schwab stated that the traffic engineer has reviewed this plan and has made his recommendation based on aligning a future access drive across from the proposed drive. Mr. Schwab stated that boulevard entrances are difficult to line up with future ones because of the additional width.

Mr. Archdeacon stated that the owner of the parcel across the street has a 66 foot area which would allow a similar type arrangement to be constructed, therefore, allowing proper alignment.

Mr. Schwab stated that when the Major Use Special Approval application was approved, it was specifically approved without a variance for the proposed brick wall along Alex-Bell Road. He stated that what is being shown is a step wall going down the hillside along the drive entrance which will be an issue concerning the widening improvements to Alex-Bell Road. He stated the Planning Commission will have to determine if this is a retaining wall or a landscaping wall which would require a variance.

MOTION: Mrs. Simmons moved to table the Record Plan for Chardonnay Valley. Mr. Swartz seconded the motion. The motion was approved unanimously 7-0.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read "H. Hoyer", is written at the bottom right of the page.

