

**MINUTES
COOPERTOWN PLANNING COMMISSION
SEPTEMBER 21, 2004**

Mr. Richard Hollon called to order the regularly scheduled meeting of the Planning Commission held at Coopertown City Hall, 2525 Burgess Gower Road, at 7:00 p.m. Commission members in attendance for the meeting were Chairman Richard Hollon, Secretary Sam Childs, Alderman Linda Lee, and Ethel Spiller. Mayor Herman Davis and Barbara Anderson were absent. Also in attendance were the City Planner, Bryan Collins and the City Engineer, Rick Mayo.

Mr. Hollon asked the commission to consider the minutes of the meeting of August 17, 2004. Mrs. Ethel Spiller moved to adopt these minutes as corrected, and Mr. Sam Childs seconded the motion. The motion passed unanimously.

Mr. Hollon asked for reports from committees, and Mr. Sam Childs stated that information on the Testing Requirements for Roads would be covered in New Business.

Mr. Donald Edwards was present to answer questions about problems in the Hunter Green Subdivision. Mr. Brian Cook, the contractor for Mr. Edwards, was also present. Mr. Cook presented a proposal to the members of the Planning Commission showing the proposed changes to the roads and drainage. After reviewing the proposed changes, Ethel Spiller moved to renew the Letter of Credit for Phase I of the Hunter Green Subdivision. Sam Childs seconded the motion. After some discussion, Ms. Spiller amended her motion to increase the amount of the Letter of Credit from \$33,000 to \$39,000. After further discussion, Ms. Spiller's motion was further amended. Mr. Childs moved to require a timing commitment for when the work will be done. Ms. Spiller seconded the amendment to the amended motion. The vote was taken on the amendment to the amended motion, and the motion passed unanimously. The vote on the amended motion was then taken, and the amended motion passed unanimously. Finally, the vote was taken on the original motion, as amended. The motion passed unanimously. The final amended motion was to require the Letter of Credit be renewed in the amount of \$39,000, and to require a time commitment for completion of work on Phase I of the Hunter Green Subdivision.


The next item on the agenda was **Case 2004-018** and **Case 2004-019**. Both of these cases are requests to rezone from Ag to RC, in order to build apartment

complexes at either end of the Cary Estates subdivision located on Christopher Lane in Coopertown. Mr. Bryan Collins, the state planner, stated that rezoning these parcels was not in accordance with the Coopertown Land Use Plan as previously adopted. Mrs. Ethel Spiller moved to turn down the request based on the Land Use Plan, and Mrs. Linda Lee seconded the motion. After considerable discussion, Mrs. Spiller rescinded her motion, and Mrs. Lee rescinded her second. Mr. Dwight Pennington asked that his request be pulled from the table as it was currently being represented, and that he would discuss the issue with the citizens who were opposed to the request.

The next item on the agenda was **Case 2004-017**, Final Plat approval for Phase 4 of the Oak Pointe Subdivision. There was considerable discussion about the comments from both the state planner, Mr. Bryan Collins, and the City Engineer, Mr. Rick Mayo. After the discussion, Mr. Sam Childs moved to recommend approval pending minor changes to be made, as well as an increase in the posted bond amount to meet the engineer's proposal of \$745,000. Mrs. Ethel Spiller seconded the motion and the motion passed unanimously.

Mr. Richard Hollon introduced the topic of Road testing requirements. Mr. Sam Childs presented a list of the testing requirements and recommended that the Planning Commission add these specific requirements to the Subdivision Regulation as an amendment to the current regulation. Mr. Gary Head will be invited to answer questions about these testing techniques before scheduling a public hearing to amend the Subdivision Regulations.

The meeting was adjourned by Chairman Hollon at 8:30 pm.




R. W. Hollon, Jr., Chairman

ATTEST:



J. S. Childs, Secretary



Elsa Spiller, City Recorder