

## MINUTES OF SPECIAL MEETING

February 5, 2018

### MONTGOMERY PLANNING AND ZONING COMMISSION

#### CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 6:00 p.m.

Present: Nelson Cox, Arnette Easley and Carol Langley

Absent: Jeffrey Waddell and William Simpson

Also Present: Jack Yates, City Administrator  
Susan Hensley, City Secretary  
Katherine Vu, Engineer

Chairman Cox stated that even though citizen's comments are not on the Agenda, Mr. John Fox has asked to speak.

Mr. John Fox commented that he appreciated the fact that the City has addressed the Corridor Enhancement regulations, and said that he would like to discuss those regulations, along with the signage ordinances. Mr. Fox said that through the years, as your past Mayor, they talked about the color of signs, height, width and all the things that goes with them. Mr. Fox said that they now have monument signs that look great, which is what they wanted. Mr. Fox said that now businesses are getting pink signs, Burger King has a lighted orange banner all the way around the building, the Kroger building looks good, but it has a large white and orange banner all the way around the building. Mr. Fox said that if they will stand at the Brookshire Bros. parking lot and look east, and look at what that is starting to turn into; look at the front of the McDonald's, T-Mobile pink sign, and the parts store that is red and green, and asked if that is what we want the City to look like. Mr. Fox said that they need to get a hold of those ordinances and start a strict enforcement and try to

grandfather ourselves backward to get some of that straightened up, or they are going to look like every other old town, not one that is almost 200 years old, they are going to have a bunch of shiny signs that the merchants are putting up to get attention and it is not going to be pretty. Mr. Fox said that he was asking the Commission that, as they go forward, they address the signage and the colors being used on some of these buildings, and attention getting techniques that they are seeing, such as the banners around the buildings.

1. Consideration/possible action regarding QBS Homes request for front foot building line variance from 25 feet to 20 feet on Lots 1,2,3 and 4 on Sheppard Street and from 15 feet to 10 feet on the north side of Lot 4 all within Section 1, Block 1 in the West Side at the Park Subdivision.

Mr. Yates presented the information to the Commission, stating that the homes will continue the same as the homes on Caroline Street. Mr. Yates said that the alleyway behind the homes on Caroline is a very narrow width.

Mr. Damon Scott, with QBS, advised that the driveway will allow for double cars to go in the driveway and not hang out in the alleyway. Mr. Scott said that these lots are 10 foot shorter than the lots on Caroline Street, and with the fall from the front to the back, they need that 20-22 foot length to get into the garage. Mr. Scott said that they were trying to keep in line with the Historical District, which they built on Caroline Street and they would keep that same trend.

Carol Langley asked if the houses on Sheppard Street look the same. Mr. Scott said that they would and they would keep the same historical theme. Mr. Scott said that Lot 4 on the north side is the only lot that has a 15 foot building line, and makes it very narrow.

Chairman Cox said that there was a letter from the City Engineer and asked if they still offer no objections. Mrs. Katherine Vu, stated that Jones|Carter had no objections.

William Simpson asked if that would give them five more feet for the driveway. Mr. Scott said that was correct.

Carol Langley asked about Lot 4. Mr. Scott said that it has a 15-foot building line on the north side, where all the others have 10 foot, and with the 15 foot, there is a section where the fireplace will push out into the 15 foot, which is why they need the extra five feet. Mr. Scott said that the homes will all be in the 1,900 to 2,300 square foot range.

William Simpson asked what the width of driveway was for the existing homes, and are they having a hard time. Mr. Scott said the widths are fine, it is the depth, so if someone had a full size pickup, there backend would hang over.

Carol Langley asked for the width of the alleyway. Mr. Scott said that it was 12 feet wide, and is not being enlarged.

Mr. Yates said that if they were doing this from scratch and they did not have a subdivision plat, he would not be recommending this 12 foot wide alleyway, but it is already approved.

William Simpson moved to approve the QBS variance from a 25 foot front building line to a 20 foot building line along the frontage of Shepperd Street for Lots 1, 2, 3 and 4 and the variance for the 15-foot building line to a 10-foot building line along Caroline Street for Lot 4. Carol Langley seconded the motion, the motion carried unanimously. (4-0)

2. Consideration/take action regarding request for outbuilding approval in historic district at 603 College Street – Larry and Mary Wagner.

Mr. Larry Wagner made the presentation. Mr. Yates said that this is the same structure that was not approved the last time, but they have spoken to the supplier and they will be able to provide them with a wooden exterior.

Carol Langley asked for the dimensions of the building. Mr. Wagner advised that the dimensions were 16 feet x 24 feet or 16 feet x 28 feet. Carol Langley asked if the door was an overhead garage door. Mr. Wagner said that was correct, and they were wanting the building to face south. Mr. Yates said that the barn door will face College Street.

William Simpson said that at the last meeting, they had stated that the building location was in the back corner. Mrs. Wagner said that it will be on the west side of the house and the front will be even with the house, with a large roll-up garage door facing south. William Simpson asked what type of roof would be on the building. Mr. Wagner said that it will be a straight roof.

Arnette Easley moved to accept the 16 foot x 28 foot outside building to be located at 603 College Street by Mary and Larry Wagner. William Simpson seconded the motion, the motion carried unanimously. (4-0)

- 3 Consideration/possible action regarding Samdana Investments, L.P. request for variance from 35 feet to 25 feet along SH 105 and from 15 feet to 10 feet along John A. Butler Street all within the property bounded by John A. Butler Street to the north and SH 105 to the south and Prairie Street to the east.

Mr. Yates advised that he had recommended that a representative for this item be present at the meeting, but no one is here tonight. The Commission stated that they had too many questions for this item and with no one here to answer the questions.

Carol Langley moved to table Item No. 3. William Simpson seconded the motion.

Discussion: Chairman Cox suggested that they get these people in here because they all have questions for them.

The motion carried unanimously. (4-0)

Mr. Yates said that even if they come to the next meeting and answer all the questions, the Commission does not have to take action, they could table it again. Chairman Cox asked if they were aware that this is a Special Meeting. Mr. Yates said that they were aware that it was a Special Meeting.

4. Consideration/possible action regarding approval to cut down two trees at 705 College St. – Erin Windell.

Mr. Yates advised that Mr. Windell was not present, but said that he would plant a tree back, but did not say he would plant a 3 inch caliper tree that Mr. Yates recommended, but would plant a sizable tree.

Carol Langley asked if the trees were dead. Mr. Yates said that neither tree was dead. Mr. Yates said that Mr. Windell said that one tree was harming his fence and the other has limbs that are falling and laying on the roof. Carol Langley asked if the owner could move the fence around the tree. Chairman Cox said that he sure wished Mr. Windell was present to answer some questions.

Carol Langley moved to table Item 4. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

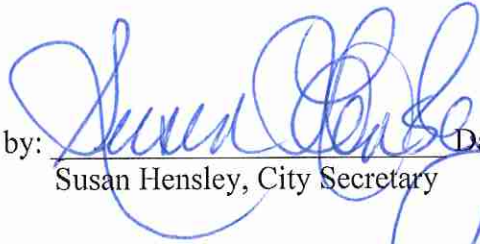
Chairman Cox said to ask Mr. Windell to please come to the meeting. Mr. Yates stated that what he tells people is that they are not required to attend the meeting, but he would sure recommend that they attend the meeting.

Carol Langley asked if they were having the regular meeting in February. Mr. Yates said that was correct; they would have the regular meeting.

5. Adjournment

William Simpson moved to adjourn the meeting at 6:30 p.m. Arnette Easley seconded the motion, the motion carried unanimously. (4-0)

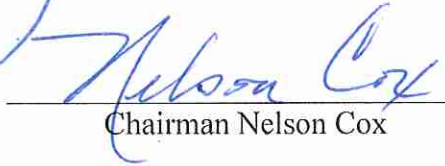
Submitted by:



Susan Hensley, City Secretary

Date approved:

02/26/18



Chairman Nelson Cox

