

MINUTES OF REGULAR MEETING

September 23, 2019

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

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

Present: Arnette Easley, William Simpson, Nelson Cox, Jeffrey Waddell, and Carol Langley

Absent: None

Also Present: Richard Tramm, City Administrator

Dave McCorquodale, Assistant to the City Administrator

Chris Roznovsky, Jones & Carter, City Engineer

1. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on August 26, 2019.**

Jeffrey Waddell moved to approve the minutes as presented. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

2. **Consideration and possible action regarding a proposed new residential structure to be located at 202 Pond Street in the Historic Preservation District as submitted by James Bone.**

Arnette Easley and Jeffrey Waddell, and William Simpson spoke to the building criteria required by the Ordinance. The applicant explained there were domestic issues between his family and his request was in pursuit of having a place to live and store his belongings for a temporary period of up to a couple years. Mr. Easley asked the applicant to call him directly following the meeting so he could help him arrange a place to store his possessions.

The Commission expressed sympathy to Mr. Bone's situation, but did not believe the request met the requirements set forth in the ordinance.

Jeffrey Waddell moved to deny the request to place a shipping container or portable building to be used as a residential structure at 202 Pond Street due to non-compliance with the Historic Preservation District guidelines. William Simpson seconded the motion, the motion carried unanimously. (5-0)

3. Consideration and possible action regarding a sign application for The Meating Place Bar-B-Que located in the Historic Preservation District at 401 College Street, Suite 170, as submitted by owner Buddy Adams.

Staff clarified the location of the business was in the former location of Bean Punk Coffee. The Commission had no comments regarding the proposed sign.

William Simpson moved to approve the sign application request. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

4. Consideration and possible action regarding a sign application for H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.

The sign application was for a shingle-style sign that hangs above the door. Mr. Waddell clarified that the sign was not lit and asked for clarification on the dimensions of the sign, and commented that the sign was well designed.

Arnette Easley moved to approve the sign application request. Carol Langley seconded the motion, the motion carried unanimously. (5-0)

5. **Consideration and possible action regarding exterior modifications for window awnings for H-Wines Winery located at the First State Bank building at 14343 Liberty Street in the Historic Preservation District.**

Staff clarified this request was for adding two fabric awnings over the existing windows on the façade of the building. William Simpson asked if there were existing awnings on the building now. The applicant stated there were no awnings now, but there were awnings when Retreat Hill Cellars occupied the building.

William Simpson moved to approve the exterior modification request for window awnings. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

6. **Consideration and possible action regarding exterior modifications to a home including new siding and property fence located at 708 College Street in the Historic Preservation District as submitted by owners Stephanie and Larry Trevino.**

Staff explained the request was for approval of new Hardie-plank siding, cedar shake shingle accents, new paint, and replacement of the picket fence in the front yard. The Commission asked several questions to clarify the exact colors. The owners stated the siding of the house was currently in poor shape and mis-matched and the proposal was to replace all the siding with the same size and color.

Jeffrey Waddell moved to approve the requests for the proposed exterior modifications. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

7. **Consideration and possible action regarding a recommendation to City Council for two variance requests to Section 78-88 of the Code of Ordinances to allow flag lots and 31-foot minimum lot widths instead of the required 75 feet for a replat of Gulf Coast Estates Section 2 located at the end of Baja Street as submitted by Walker Montgomery CDC.**

Darrin Fentress, civil engineer for the property owner, provided details about the proposed replat. Mr. Fentress stated his client had tried to acquire enough adjacent property to extend Baja Street, along with other design options that would not need variances, and were not successful. Mr. Fentress explained his client built low-income housing using at-risk youth. Their work provides needed housing for low-income residences while teaching a trade to young people that may not have another path to a career.

Arnette Easley moved to approve recommendation for approval of the variances for two flag lots and lot frontage less than 75-foot lot frontage as required by Section 78-88 of the Code of Ordinances to City Council. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

8. Consideration and possible action regarding a Preliminary Plat for Louisa Lane Estates as submitted by the developer.

Chris Roznovsky referred to the summary in the agenda packet. He also reviewed several details about the plat including a variance for open ditches in lieu of curb & gutter and a minor road alignment variance to preserve a significant tree on the site.

William Simpson moved to approve the Preliminary Plat for Louisa Lane Estates as presented. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

9. Consideration and possible action regarding a replat for The Shoppes at Montgomery Section 2 as submitted by Montgomery SH 105 Associates, LLC.

Mr. Roznovsky explained the details of the memo listed in the agenda packet. Jeffrey Waddell asked about a buffer along the back of the property. Staff explained part of that was access to the sewer plant and part was a vegetative buffer.

Jeffrey Waddell moved to approve the Replat for The Shoppes at Montgomery Section 2 as presented. Arnette Easley seconded the motion, the motion carried unanimously. (5-0)

10. Report regarding a sign located at 308 Liberty Street / N.H. Davis Museum and McCall Law Office as submitted by Floyd Montgomery.


Staff let the Commission know that Mr. Montgomery had moved out of the building and is currently seeking a new location for his museum. No action taken.

11. Report regarding a future infrastructure funding project to be coordinated by the Planning and Zoning Commission.

Staff reviewed the purpose of the project, which is to address various needs of the city that require funding decisions to be analyzed. Staff explained that the coordination of the project would include organizing citizen steering committees and prioritizing projects. Arnette Easley asked that city-wide enhancements be considered as part of the project.

Adjournment

Arnette Easley moved to adjourn the meeting at 7:05 p.m. Jeffrey Waddell seconded the motion, the motion carried unanimously. (5-0)

Prepared by:  Date approved: 10/28/2019
Dave McCorquodale


Chairman Nelson Cox

Attest: 
Susan Hensley, City Secretary

