

Russellville Planning Commission Minutes
May 20, 2019 @ 5:30 p.m.

The Russellville Planning Commission held its regular meeting on Monday, May 20, 2019 at 5:30 p.m. in the Russellville City Hall Council Chambers.

Members Present

Chairman Wendell Miller
Secretary Nathan Barber
Luke Duffield
Don Jacimore
Jim Lanier

Members Absent

Vice-Chairman Frank Russenberger
Shirley Hatley
Karen Yarbrough
Justin Cothren
Council Liaison Eric Westcott

Also present: Planner Kevin M. Gambrell/Garver, City Attorney Trey Smith, Public Works Director Kenneth Duvall, City Engineer Glenn Newman, Jim Lynch/City Corp, Zayne Bryson, Building Official Brian Holstein, Floodplain Manager Ben Gray, Planning Assistant Lequitta Jones, Dave Garza of Barrett & Associates, Airport Director Frazier, and Scott Sanders.

Welcome Visitors

The First Order of Business was a request to review and approve the minutes of the April 22, 2019 regular meeting.

Commissioner Duffield made the motion to approve the minutes as written. The motion was seconded by Commissioner Lanier and passed unanimously.

The Second Order of Business was a request for review and recommendation of approval for *AN ORDINANCE TO MODERNIZE THE CURRENT AIRPORT ZONING TO CORRELATE TO THE CHANGES AT THE RUSSELLVILLE MUNICIPAL AIRPORT SINCE THE ORIGINAL AIRPORT ZONING IN 1987; REPEALING ORDINANCES 1243, 1264, AND 1272 AND FOR OTHER PURPOSES.* - City Attorney Smith

City Attorney Smith and Airport Director Frazier requested this item be tabled until next month to give them time to modernize the ordinance and should have it ready by next month.

Commissioner Lanier made the motion to table until next month. The motion was seconded by Commissioner Duffield and passed unanimously.

The Third Order of Business was a request to review and recommendation for approval to amend the Russellville Zoning Code 1966, in regard to the needs for clarification in certain provisions for administrative purposes in Articles III, V, VI, VIII, IX, X, XIII, and the Table of Permitted Uses. - City Attorney Smith

Planner Gambrell of Garver said the only recommended changes: 1) Page 10 Section 9.42 Public Hearing and Notice, 9.4.2.1 Public notice shall be published at least once, and for not less than seven (7) days (insert prior to) scheduled hearing date. 2) Page 5 Section 8.5 Zoning Code/Zoning Map Amendments. You are talking about linking a zoning code change to both texted and map is an appropriate move for the zoning code.

City Attorney Smith said clearing up the appeal process for the Board of Adjustment the only change is to make it clear that an appeal can be made to the administrative official by more than one applicant. A 3rd party also can appeal from the zoning Board of Adjustment to Circuit Court. Also Article 8 needs to be cleaned up because it appears that during the transcription of the old code to the current code old parts were left in and there are duplicate processes in different sections in Title 8. The update will clear this up, along with the changes with zoning text and also the zoning map.

Commissioner Duffield made the motion to approve the request as presented. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Fourth Order of Business was a public hearing to review and amend the zoning code in regard to Article 3.20 Commercial Building Design.

Planner Gambrell of Garver said Article 3.20 deals with Commercial Building Design in C-2 Zone. As we have seen in the past, it omits metal. The list of materials that are allowed in terms of a standard commercial building design does not include metal. You are allowed to use metal on trim and on roofs, windows and doors, but you can't clad a primary façade with metal. In the last couple of years, we have seen a lot of architectural changes in metal facade. You can't assume every metal building is going to be your standard pre-manufacture corrugated metal building. By revising this section of the regulation: **include items A through H below. Note: This list below should not be considered exhaustive, and other materials may be considered for review upon request of the applicant on a case-by-case basis.**

- A. Exterior insulation finish systems (EIFS)/Dryvit.
- B. Brick.
- C. Architectural or split concrete blocks to the exclusion **of the following types;**
 - i. **precision** concrete blocks.
 - ii. **smooth faced concrete blocks**
- D. **'Architectural metals'** to the exclusion of all **'pre-engineered'** metal buildings. For the purposes of this section, **'architectural metals'** shall be comprised of the following materials;
 - i. **aluminum composite panel (ACP)**
 - ii. **brass**
 - iii. **copper**
 - iv. **flush metal paneling**

- v. iron (cast, malleable, etc.)
- vi. steel (cast, forged, pressed, stainless, stamped, textured)
- E. Glass.
- F. Pre-cast concrete.
- G. Native stone or mortar.
- H. Wood.
- I. Tile.
- J. Stucco (3 step process).
- H. Fiber cement siding. (Should be K)

Planner Gambrell said right now we have existing buildings that have been constructed that we need to make compliant with the regulations.

Commissioner Duffield asked if changes could be included that would allow some new products to be utilized if they met certain perimeters as far as the City, so we don't have to come back to add something, and also would help the developer a little bit more.

Planner Gambrell said the answer is "yes". You could add whatever language you feel is necessary to accommodate a different material that is coming out next week. We can't predict all the different types of materials that could come out. In different parts of the country they use a design review panel. It is administrative in a lot of ways, where it might be three or two architects that can simply weigh whether a material is acceptable or not or you have to get your code so tightly that you're accounting for all the possible options that come before the administrative staff.

Commissioner Duffield said we need a way to expedite if there is a new product that meets all the perimeter. I don't want to bog anything down, but something that we don't have to go back in and change the code to allow something that is not allowed right now.

Planner said this is just a C-2 zone. There is a note that I made sure was included, "*Note: this list below should not be considered exhaustive, and other materials may be considered for review upon request of the applicant on a case-by-case basis.*"

Building Official Holstein suggested that he make the decision and if he felt it needed approval by the Planning Commission then he could send it through that process.

Commissioner Duffield made the motion to approve as presented. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Fifth Order of Business was a public hearing requesting review and recommendation of approval to rezone Briar's Subdivision Phase II, Lots 22 thru 55 from R-2 (Medium Density Residential) to R-3 (Medium/High Density). The subject property is located at Ashley Drive between South Asher Avenue & Ashbrook Lane. Submitted by Dave Garza of Barrett & Associates on behalf of Whig Creek Properties, LLC. (ZO.19.05.217)

Planner Gambrill said what is triggering the need for a zoning change is simply the lot sizes that they are submitting right now under an R-2 for a duplex structure. The applicant is showing the duplex lots sizes at approximately 7,500sf which is below the minimum 9,000sf duplex lot size allowed in the existing zone, but would be allowed in an R-3 zone. I did make a point that the R-3 zoning, if it were enacted, has a density cap of 24 density units per acre.

Dave Garza of Barrett & Associate said when we started this project we came before the Planning Commission with a sketch plat with the idea of what we would like to do for this section and it met with favorability. Then we started with the first phase, which was rezoning, and with the preliminary plat and it is almost completed. Now we are wanting the second phase to continue. This is a second part of what we started many years ago.

Commissioner Duffield made the motion to approve as presented. The motion was seconded by Commissioner Lanier and passed unanimously.

The Sixth Order of Business was a request to review and approve the Preliminary Plat of The Briar's Subdivision Phase II, located on Ashley Drive. Submitted by Dave Garza of Barrett & Associates on behalf of Whig Creek Properties, LLC. (SD.19.05.348)

Planner Gambrill said this is a request to approve the preliminary plat for the subject property, a major subdivision. The plat submitted concurrently with a request for zoning change. The recommendation is approval subject to meeting the satisfaction of the City Engineer.

Commissioner Lanier made the motion to approve the request. The motion was seconded by Commissioner Duffield and passed unanimously.

The Seventh Order of Business was a request to approve vacating an existing alley in the west area of Block 56 of J.L. Shinn Addition to the City of Russellville, located at South Frankfort Avenue and East 4th Street. Submitted by Robert Culpepper family. (ST.19.05.91)

Planner Gambrill said the applicant is requesting to vacate an established alley/ROW. The existing alley cannot connect further east due to the active rail line. The closure is not in conflict with the Master Street Plan.

Dave Garza of Barrett & Associates said this alley splits the property they own in half. They have been approached many times by certain individuals to purchase the property, but for the longest time they just didn't want to sell it. The person that is looking at it now does quite a bit of business for Pope County and it is going to be an office business. He is looking at purchasing it for that new building so that they can move all their employees there.

Commissioner Barber asked if there were any utilities in the alley. Mr. Garza said "none" and the railroad cuts it off.

Commissioner Jacimore made the motion to approve the request to close the alley. The motion was seconded by Commissioner Duffield and passed unanimously.

The Eighth Order of Business was a request to nominate two at-large members by the Planning Commission to serve on the Board of Adjustment to fill the vacancy of Lannis Nicholson and Justin Cothren. The nominations will need confirmation by the City Council.

Chairman Duffield nominated Scott Sanders to serve on the Board of Adjustment.

Commissioner Duffield made the motion to nominate Scott Sanders to serve on the Board of Adjustment. The motion was seconded by Commissioner Jacimore and passed unanimously.

Meeting adjourned.

Chairman Wendell Miller