

Planning Commission Minutes
January 28, 2019

1. **ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris
Howard Carter
Chad Ball
Bobby Wilson
Jay Moore

ABSENT

Toni Lindsey
Judy Horne

City Employees Present: Ernie Penn, Mayor;
Rick Bramall, City Inspector

2. **Approval of Minutes:** November 26, 2018 Minutes were approved as written.
3. **Comments from Citizens:** No comments from the Public.
4. **Due to no items on the agenda there will be a general discussion:**

Mayor Penn recognized the Planning Commission for their hard work and congratulated everyone on their term renewals. Developers have brought it to the attention of the Planning Commission to create zones for higher density complexes such as a PUD (Planned Unit Development) or PZD (Planned Zoning District). This would be used for mixed use planned development which could include apartments and townhomes, mixed with businesses. This would create areas for complexes to have a community within a community. For example, a 40 acre tract of land will be able to hold 480 units. The zoning could allow for 7- 8 units per acre. The developer will have 180 days to take action under the PUD/PZD. If they fail to do so they will forfeit the approval for development and they will be forced to obtain a new approval and PUD/PZD.

We want to be able to tie into existing trails on the west side of Fayetteville. Gerry Harris brought up a question about making it to where people have to build 1- 2 blocks above the curb in areas that are in flood zones. Rick stated that by code they can't make them do that and that everything is built to code. They cannot change the code but they can put into place an ordinance to make that priority when dealing with construction in these areas. Chad Ball asked about the new FEMA survey being done. Rick stated that they are currently gathering the information but it will be done in approximately 2 years. Construction in flood zones have a flood plain certificate of elevation associated which acknowledges the necessity for the new building requirements to accommodate the flood zones.

The status of the codification of ordinances was requested and what can be done about getting them posted for the public. Mayor Ernie Penn stated that the ordinances have been codified but we need someone to finish the work and create the online list for the public.

5. **Adjournment:** Having no further business, meeting was adjourned.



Judy Horne - Secretary



Robert Mann - Chair