

TOWN OF BROOKLET
PLANNING & ZONING MEETING
DECEMBER 14, 2004

1. CALL MEETING TO ORDER:

The meeting was called to order at 7:00 P M by Belle Gay.

Members present: Ms. Janie Ruth Smith, Charles Wilson, Bill DeChristopher and Charlie Howell.

2. REVIEW OF MINUTES FROM OCTOBER MEETING.

A motion was made by Mr. DeChristopher to accept the minutes as written. Motion seconded by Mr. Howell and passed v,rithall ayes.

3. PUBLIC HEARING # 1

APPLICA nON # RZ 22-022

APPLICANT: Mr. ROMAINE BRADFORD

AGENT: JARELL JONES

REQUEST; REZONE 8.52 ACRES LOCATED AT 400 PARKER AVENUE
EXTENSION FROM R-1. SINGLE FAMILY DWELLING TO C-1.
COMMERCIAL.

Mr. Jones, Agent Mr. R. Bradford, & Ryan Bradford, Owners, and Joey Maxwell. Engineer were present.

Public signed up to speak: Julie Rozier and Charles Deane.
Neither for or against just had questions.

Ms. Gay asked Mr. Jones to present his information to the Zoning Commission. Mr. Jones explained the surrounding area of Highway 80 being Commercial, Ken's I G A. The Flower Shop. and further out Parker Avenue gets to be residential. Mr. Bradford had lived in his home on the comer of Hwy 80 and Parker and feels this area is unsuitable for residential use. They feel the best and most consistent use would be Commercial. The Shopping Center they are planning will mostly be oriented toward the West. Their plans at this time include: Subway, and a Dry Cleaning/Laundry drop off center. Mr. Bradford and Ryan plan to open a Tire Service Center which will be on the Northern end of the property. The remainder of the space is spec. No other current users have been contacted, because of the pending rezone. The plans include space for retail and plans for a bank pad on the very comer and hope to have a banking facility there, and possibly a grocery store in the Shopping Center. Mr.. Bradford has plans for a nice looking landscaped parking lot.

The access from the rear, down the old Railroad bed going to the City dump would be the rear of the property. They hope to work out with the City whatever easements are needed to enable Mr. Bradford to pave this road and keep the existing Right of Way buffer. They are willing to work with the neighbors and their concerns on lighting or other problems and complaints. This will be a small Shopping Center that fits the need of the Community, providing valuable retail shopping, service opportunities and create the availability of new jobs.

PUBLIC INPUT; CHARLES DEANE

Questioned whether the area has sufficient infrastructure to support this project. Will this project warrant full signalization of the intersection of Highway 80 and Brooklet Leefield Highway. What is the method for dealing with storm water run off and drainage Issues.

MR. JONES asked Joey Maxwell to address the storm water issue. Mr. Maxwell feels there is room enough to place a storm water retention facility on the property for the water to drain into. They have not done a topographic survey yet, waiting on the rezone decision. It is required by law to have a primary drain field and a secondary drain field. which the secondary is not used until there is a problem with the primary. The signalization of the intersection on Highway 80 will be decided by the DOT. by City request. They will also look at a de-cell lane.

MR. WILSON asked to go back to the retention pond. He questioned the size and location. The pond would be located at the rear of the lot. next to Old Leefield Road. Mr. Wilson also asked if the retention pond was not put into place, where would the water run off go. Mr. Bradford advised that there was already a ditch on the property line of their property and the Nicole Knight property which goes down the edge of the Right of Way toward the City dump and into the branch. Several years ago. Mr. F. C. Rozier dug ditches on the adjoining Rozier property which runs into another major drain and crossed to go into the same branch. Mr. Wilson asked about the Railroad Right of Way. Mr. Jones is not sure at this time of the title status, but they would like to pave this and work out an easement and enter into an agreement to allow the Town to continue to use this road. The water usage for this project will be minimum. not near what residential use would be.

MR. DECHRISTOPHER asked about the impact on the residential area directly behind Ken's I G A and if a buffer would be used. Sylvia & Billy Prosser would be directly across the street from the site. Mr. Bradford advised he planned to do things to help Brooklet and not do anything to upset the neighbors, but plans to do whatever it takes. They do not want lights shining in people's windows. Mr. Bradford spoke to Ms. Prosser and she is happy because Subway is coming to Brooklet.

MR. WILSON feels the Community needs something of this sort and if all details are worked out, it would probably flourish. He asked Mr. Bradford if he and his son planned to maintain ownership of this property. Mr. Bradford advised they would keep full ownership and maintain the property to keep it looking nice.

MR. HOWELL hopes that further along. Mr. Bradford will come back with a more detailed plan.

MR. WILSON likes the looks of the proposed plan and his concerns were storm water and access in and out. Mr. Wilson made a motion to make a recommendation to Council to approve the rezone request from R-1 to C-1, but take into consideration the issue with DOT and the retention pond, or storm water drain off. Motion seconded by Mr. DeChristopher and passed with all ayes.

4. DISCUSSION TO KEEP THE MEETINGS AT 6:00 P M OR CHANGE TO 7:00 PM. All members agreed on 7:00 p m for meeting time.

5. Mr. Howell made a motion to adjourn the meeting. Motion seconded by Mr. Wilson And passed with all ayes.