

The Town of Taylor Minutes of the Taylor Planning Commission

March 28, 2017

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a required quarterly meeting on the 28th day of March, 2017, at 7:00 p.m. after the Board of Appeals hearing, with the following members present: Commissioners: Chairman Larry Wills; Edye Conkerton; Anita Hibbs; Sue Cook; Bill Beckwith; Jared Spears; Planning Consultant Bob Barber; and Administrator Richard Williams.

The following citizens were present: Richard McCoy; Bill Knight; Lisa Harrison; and Campbell McCool.

The meeting was called to order by Chairman Wills, and the following business was done:

Adoption of the Agenda: Commissioner Conkerton moved to adopt the meeting agenda; motion was seconded by Commissioner Beckwith and passed unanimously.

Adoption of the Minutes from the Previous Meetings: Commissioner Cook moved to adopt the meeting minutes from December 20, 2016; motion was seconded by Commissioner Hibbs and passed unanimously.

Old Business: None

New Business:

Case 2017031301 – Application for Final Plat Approval of Plein Air Phase V.

Planning Consultant Review – Mr. Bob Barber presented his Review Report which is attached to these minutes. His findings and recommendations are on Page 2 of his report.

Mr. McCool addressed the questions raised in the Review Report. He said the complete area of green space eliminated in Phase V is going to "move" straight south and include a tree he wants to save. He assured the commission that he is dedicated to saving trees where possible and maintaining green space within the development. He said the alley way in Phase IV has been completely graveled, but the concrete trucks are "rutting" it. He wants to get the major construction finished in Phase IV and the put in and level the final gravel. He stated that he is unsure of the benefit of "turning over" the streets to the town. He said they are being built according to the standards and specifications that the county engineer had required. He said he would order an "as built" composite map of the existing phases from his engineer with any anticipated changes from the original Master Plan.

Commissioner Conkerton moved that the commission recommend approval of the Plein Air Phase V Final Plat Application to the Board of Aldermen with the following requirements:

The statement of the Phase V plat page 1 pertaining to covenants should reflect the correct references to the current covenant addendum for Phase V and the correct references to past covenant filings;

The Phase V plat page 1 signature block for the Town Approval Certificate should say "MAYOR" instead of "PRESIDENT, BOARD OF ALDERMEN";

The applicant will provide a letter stating his intent to include an area equal to or greater than that green space area eliminated from Phase V in the area of the Master Plan lots 61, 62, and 63 when that area is platted;

The applicant will provide an updated composite plat map drawing showing existing phases "as built" and including anticipated future changes from the Master Plan.

Commissioner Hibbs seconded the motion and it passed unanimously.

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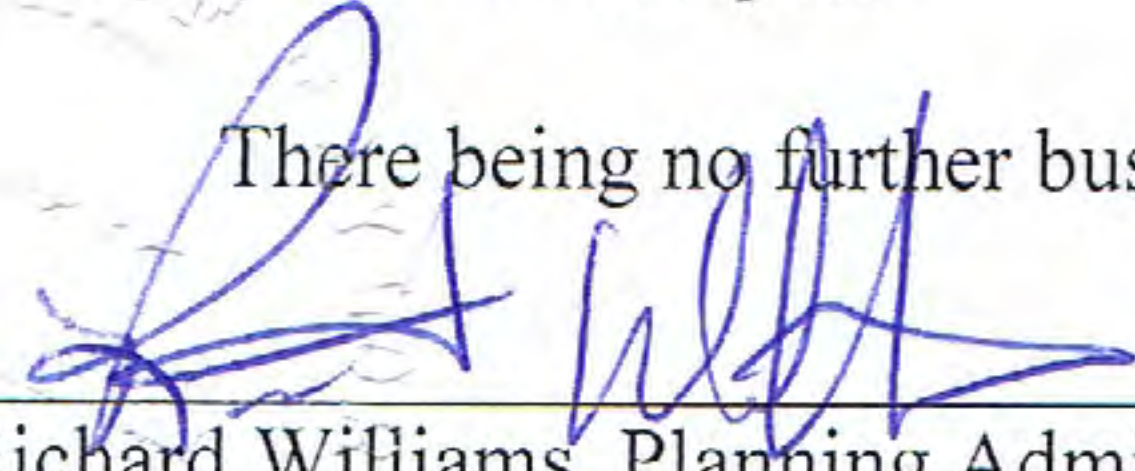
Administrator's Report: Administrator Williams reported that 4 building permits had been issued: Hale; Hamilton; Lots 43, & 46 (Re-issue) in Plein Air.

Building Official's Report: None

Public Comment: None

Set next meeting date: The Planning Commission will meet again on or before June 27, 2017 at 7:00 p.m.

There being no further business, the meeting was adjourned.



Richard Williams, Planning Administrator

Attachments follow:

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TOWN OF TAYLOR PLANNING COMMISSION REPORT

CASE NAME: Final Subdivision Approval – Plein Air Phase V
PROPOSAL: Final subdivision approval for 5 lots
LOCATION: Plein Air Community, Southeast corner are

DATE OF REPORT: March 27, 2017
APPLICANT: Campbell McCool
REPRESENTATIVE: Same
MEETING DATE: March 28, 2017

PRIOR ACTION: None

PROJECT DESCRIPTION: Project proposes to plat and record Phase V of the Plein Air community.

SITE DESCRIPTION: n/a

VICINITY INFORMATION:

Direction	Planned Use	Current Use
North	Plein Air	Vacant
East	Plein Air	Vacant
South	Plein Air	Vacant
West	Plein Air	Residential

AGENCIES CONTACTED: None

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FINDINGS AND RECOMMENDATIONS:

1. Master Plan Compliance - Street layout complies with Master Plan. There are two compliance exceptions:
 - a. 5 lots are proposing where 3 lots are illustrated on the Master Plan
 - b. Note green space deviations from master plan.
 - c. The following conditions from the Phase IV approval should be completed:
 - i. From Phase IV Incorporate green space reductions into the next phase. (What is the plan for recovering green spaces previously removed?)
 - ii. Provide a composite map of all phases previously recorded.
 - iii. Initiate Master Plan revision to account for anticipated future changes from the original.

2. Recommendations
 - a. Provide a proposal for future status of streets (constructed and proposed).
 - b. Provide a clear indication of how open space will be addressed in future phases.
 - c. Provide a statement of street construction standards.
 - d. Provide copy of Restrictive Covenants (as recorded) to Town.
 - e. Plat states "President, Board of Aldermen" where it should say "Mayor".
 - f. Complete Phase IV alley before Phase V home construction or acceptable timeline of completion.
 - g. Any other conditions as recommendations.
 - h. Satisfy conditions prior to recording of plat.