

**MINUTES
JOSEPHINE PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 18, 2020**

Chairman Lloyd Brown called the meeting to order at 7:00 p.m.

Members present: Lloyd Brown, Jane Ridgway, Doug Thomas and Gary Chappell

Pledge of Allegiance

Invocation: Jane Ridgway

Jacob Dupuis – Daniel & Brown present

Rob Dillard – City Attorney present

Bart Carroll with Carroll Consulting Group presented a concept plan for Murray Manor Estates located at 505 E. Cook Street. The concept plan has 51 residential lots with the following sizes:

8150 SF to 8300 SF: 22 lots

8400 SF to 8700 SF: 5 lots

8800 SF to 9000 SF: 13 lots

9000 SF to 12807 SF: 11 lots

The concept plan also shows a park area of 0.621 acres: 27035 SF

Lloyd Brown made a motion to accept the concept plan. Seconded by Doug Thomas. Opposed by Jane Ridgway. Three in favor, one opposed. Motion carried.

The applicant will still have to request a zoning change for PD – SF (Planned Development-Single Family) and two public hearings will be scheduled for a date to be determined.

Laurence DeBerry – LGD Properties, Inc. presented a concept plan for a proposed development with 107 residential lots located west of 505 E. Cook Street. The frontage on E. Cook Street will not be included and the current owner will possibly ask to develop retail at a later time. The lots sizes vary from: 7200 SF to 14,058 in size.

Doug Thomas made a motion to accept the concept plan. Seconded by Gary Chappell. Opposed by Jane Ridgway. Three in favor, one opposed. Motion carried.

The applicant will still have to request a zoning change for PD – SF (Planned Development-Single Family) and two public hearings will be scheduled for a date to be determined.

Terence Burnside – Burnside Organization, LLC presented a concept plan for a proposed development with 24.25 acres at 703 E. Cook Street. The proposed development will have the following lot sizes:

(6) 2.5 acre lots with 160' fronts with shared driveway entrances on E. Cook Street

(7) 1/2 acres lots with 75' fronts

(1) 1- acre corner lot with entrance from CR 689

(1) 7.4-acre lot along the rear of the property

Jane Ridgway made a motion to accept the concept plan. Seconded by Gary Chappell. All in favor, the motion carried.

The applicant will still have to request a zoning change for SF-1 (Single Family Residential) for the 6.85 acres currently zoned M-1 (Manufacturing/Industrial District – Light) and the 13.0 acres currently zoned A (Agricultural District). Two public hearings will be scheduled for a date to be determined.

Terence Burnside – Burnside Organization, LLC presented a concept plan for a proposed development on East Street – 7 acres that is currently zoned SF-1 (Single Family Residential). The plan is to build lots 1-7 first and then to construct the road and infrastructure for the remaining lots. All of the proposed lots will comply with the SF-1 lot size which is a minimum of 9,000 SF.

Doug Thomas made a motion to approve the concept plan. Seconded by Jane Ridgway. All in favor, the motion carried.

ITEM H) - No discussion or action – tabled

Gary Chappell made a motion to accept the recommendation from city engineer, Daniel & Brown to approve the Final Plat for Magnolia Phase 7 and the Final Plat for Magnolia Phase 8 and to refer to Council for the July meeting. Seconded by Doug Thomas. All in favor, the motion carried.

Lloyd Brown made a motion to accept Chapter 14 – Comprehensive Zoning Ordinance with the new category for Local Retail and to refer to Council for the July meeting. Seconded by Jane Ridgway. All in favor, the motion carried.

Gary Chappell made a motion to approve the Consent Agenda. Seconded by Lloyd Brown. All in favor, the motion carried.

Lloyd Brown adjourned the meeting at 8:21 p.m.

ATTEST:



Patti Brooks, City Secretary

APPROVED BY:



Lloyd D. Brown, Chairman