
Planning and Zoning Commission

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February 9, 2023 Planning and Zoning Commission Minutes

Voting Board Members Present: Martin Presley, Kathy Rowland, Jennie Caldwell, Michael Brewster, and Hal Clark.

Voting Board Members Not Present: Steve Coleman and Phillip English

Staff Present: Monica Cordy, Cody Ellis, Janice Hall, and Bobby Melton.

- I. **Call to Order:** The meeting was called to order at 5:00 pm.
- II. **Approval of Agenda:** Kathy Rowland made a motion to approve the amended agenda. Jennie Caldwell seconded the motion. The motion was approved unanimously.
- III. **Approval of Minutes:**
- IV. **Planning and Zoning:**
- V. **Design and Review:** George Emami presented to the board members an updated, more detailed design of a steel industrial building that he wants to place at 45 North Kimbell Street. He addressed the size and look of the doors for the building in which he would remove one of the doors that was shown in the design from the previous meeting. He wants the door that is showing in the updated design, to have a look of a big window door. He said that the roof would be a shed roof. He said that he added a storage area to the left of the building. He also said that he would plant trees and shrubs separating the building from the Old Mill company. He also stated that there would be some sound of home building that would only take place inside of the building and that he could guarantee that the walls and ceiling would be insulated to control some of the noise. He said that there would be no outdoor construction at all. He stated that there was a sewer line that runs across his property that serves other parcels of property that is not his. He assured that he is not going to displace it or interrupt it. He said that he is going to have the building designed to make sure the back would not go over the top of where the existing sewer line is located. He said that trucks would not be a big issue, preventing customers from entering the parking area of the businesses.

George Emami gave reasons to why he wants to go with a metal building, and that is because it is more durable, and less prone to mildew than vinyl. He explained that if he made the building using brick, it would be a permanent fixture there. He wants something that is moveable if he chooses to relocate it years from now.

George Emami answered Kathy Rowland's question that the highest part of the building would be 22 ft tall and the lowest would be around 20 ft tall. The board members' concern was the look of a metal building in the same setting as the businesses nearby. Hal Clark said that it does not match its surroundings in the middle of town even though the area is zoned industrial. Martin Presley had concerns that the building would be forced into that small space, and it would be in proximity to a retail space that's offering people opportunities to come out for lunch and refreshments in an open space where you would have manufacturing and generating noise next to it. Hal Clark made a motion to deny the building being put in this location as presented. There was not a second. Janice Hall suggested to the board members that since George Emami is asking for suggestions from them that would help get the building approved, they have 45 days for him to make some modifications and present something that would be acceptable to them. George Emami made a suggestion of using quick brick as an option to see how the board members felt about it. Martin Presley made a motion to table the building presentation until the next meeting in two weeks so that he could process any suggestions that were made and come back with some definitive plans for them to approve or disapprove. Hal Clark seconded the motion. The motion was approved by Martin Presley, Hal Clark, and Jennie Caldwell. Michael Brewster opposed the motion and Kathy Rowland recused herself.

VI. Additional Business:

VII. Adjournment: Michael Brewster made a motion to adjourn the meeting at 6:20 pm. Hal Clark seconded motion. The motion was approved unanimously.