

# **MINUTES FOR 04/26/05**

## **Board of Aldermen**

### **Town of Talty**

#### **I. Call to Order and Announce a Quorum.**

Mayor Weaver called the meeting to order and announced a quorum at 7:00 p.m. Present were Mayor Pro Tem Brad Davis, Alderman Mark Graybill, and Alderman Ginny Carter. At 7:05 p.m. Aldermen Donna Avery and JoAnn McKethan arrived.

#### **II. Action Items:**

##### **a. Discussion and consideration of final plat for Shamrock Ridge Estates Phase 8 subdivision;**

**Discussion:** Town Administrator, Terry Kinsworthy, reviewed the final plat submission requirements for this subdivision. The town's engineer, PBS&J, provided a letter indicating that the construction of roads, drainage and signage met the ordinances of the town with the exception of the installation of street lights. The developer indicated that the lights were on backorder with TVEC. A letter was received from a surety company indicating that once the improvements are approved, a maintenance bond for 100% of the cost to install the roads, drainage and signs will be issued. The developer also owes the town a check for \$750 for the future costs associated with the maintenance bond inspection.

**Motion:** To approve final plat for Shamrock Ridge Estates Phase 8 subdivision.

**Made by:** Brad Davis

**Second:** Mark Graybill

**Vote:** All in favor. Motion passes.

##### **b. Discussion and consideration of application from Almo Investments to change the zoning district on 14.79 acres adjacent to and south of the Exxon Gas Station, which is located at Interstate 20 and FM 1641, from Commercial (4.0 acres) and Residential (10.79 acres) to Planned Development (14.79 acres).**

**Discussion:** Mayor Weaver spoke first indicating her serious concerns related to this PD application. The applicant requested and was granted one delay of 60 days by the Board and an additional delay of 30 days by Planning & Zoning to incorporate feedback that they received. Very little of the feedback provided by the Board was considered or incorporated in the revised plans. Mayor Weaver expressed concerns about the lack of

completeness and consistency of the information in the application and the resulting effort required by the town to review and question the information. She also expressed concerns about the detention pond. Mayor Weaver concluded with her recommendation to deny the application. She further stated that if the Board did not agree with her, that she was prepared to proceed with reviewing the details of the application.

Alderman Ginny Carter and JoAnn McKethan expressed that they had similar concerns. Mayor Pro-tem Brad Davis expressed concerns about the maintenance of the detention pond but wanted to proceed. Alderman Graybill and Avery also indicated that they wanted to proceed with reviewing the application. No action was taken in response to Mayor Weaver's recommendation to deny the plan.

Mayor Weaver presented an eight page document detailing the specific issues of the application that needed to be reviewed. The Board began by addressing the key points such as uses, parking and signage.

The applicant, Mr. Tatari, was present and responded to many questions. Regarding signage, he said that he could provide a complete signage plan by the next Tuesday.

Due to the late hour, the Board decided to continue review of the application at a later meeting and after receiving the new signage plan.

**Motion:** To table this item.

**Made by:** Brad Davis

**Second:** Mark Graybill

**Vote:** All in favor. Motion passes.

### **III. Adjourn**

**Discussion:** None

**Motion:** To adjourn

**Made by:** Mark Graybill

**Second:** Brad Davis

**Vote:** All in favor. Motion passes. The meeting adjourned at 11:16 p.m.

**Minutes approved on May 16, 2005.**

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**Allison Weaver, Mayor**