

CITY OF FARMINGTON

Public Hearing Minutes of Hearing July 9, 2020 6:30 p.m.

The City Council of the City of Farmington met on July 9, 2020 at Long Memorial Hall.

The hearing was called to order by Mayor Forsythe.

The roll was called with the following Councilors present: Adam Parks, Dennis Robinson, Wayne Linnenbringer, Chris Morrison, Vanessa Pegram, Tom Joyce and John Robinson.

City Counselor, Scott Reid, was present.

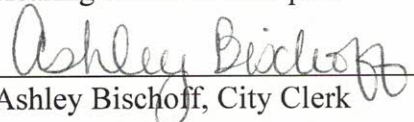
Officials present were: Greg Beavers, Ashley Bischoff, Larry Lacy, Tim Porter, Todd Mecey and Paula Cartee.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding a:

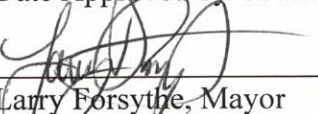
Request to repeal approved Planned Unit Development for Icon Town Homes at Farmington (Case PUD-18-001 and Ordinance 1-627).

Tim Porter, Director of Development Services, explained the request.

Hearing closed at 6:35 p.m.


Ashley Bischoff, City Clerk

July 27, 2020
Date Approved by Council


Larry Forsythe, Mayor

July 27th 2020
Date

CITY OF FARMINGTON

Public Hearing Minutes of Hearing July 9, 2020 6:35 p.m.

The City Council of the City of Farmington met on July 9, 2020 at Long Memorial Hall.

The hearing was called to order by Mayor Forsythe.

The roll was called with the following Councilors present: Adam Parks, Dennis Robinson, Wayne Linnenbringer, Chris Morrison, Vanessa Pegram, Tom Joyce and John Robinson.

City Counselor, Scott Reid, was present.

Officials present were: Greg Beavers, Ashley Bischoff, Larry Lacy, Tim Porter, Todd Mecey and Paula Cartee.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

An application for a Final Record Plat at Icon Town Homes at Farmington a Planned Unit Development described as Lot 1 of the Amended IDA Residential Subdivision (Case FRP-20-002). The property is currently zoned as "R-6: Two-Family Dwellings" with a Planned Unit Development. Submitted by Steve Johns on behalf of Industrial Development Authority of Farmington.

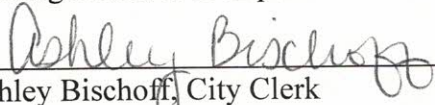
Tim Porter, Director of Development Services, explained the request.

Larry Lacy, Public Works Director, addressed the Council to announce that MODOT is doing a two-foot shoulder lining in this area.

Marie Duckett, 1191 Stono Mountain Drive, asked what limited C-3 meant.

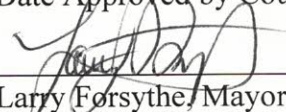
Tim Porter explained the restrictions of a limited C-3 zoning district.

Hearing closed at 6:42 p.m.


Ashley Bischoff, City Clerk

July 27, 2020

Date Approved by Council


Larry Forsythe, Mayor

July 27, 2020
Date

CITY OF FARMINGTON

Public Hearing Minutes of Hearing July 9, 2020 6:42 p.m.

The City Council of the City of Farmington met on July 9, 2020 at Long Memorial Hall. The hearing was called to order by Mayor Forsythe.

The roll was called with the following Councilors present: Adam Parks, Dennis Robinson, Wayne Linnenbringer, Chris Morrison, Vanessa Pegram, Tom Joyce and John Robinson.

City Counselor, Scott Reid, was present.

Officials present were: Greg Beavers, Ashley Bischoff, Larry Lacy, Tim Porter, Todd Mecey and Paula Cartee.

Mayor Forsythe stated that a Public Hearing is being held to gain input regarding:

An application for the rezoning of Tract 2 and 3 of Icon Town Homes at Farmington a Planned Unit Development described as Lot 1 of the Amended IDA Residential Subdivision (Case REZ-20-003). The property is currently zoned as "R-6: Two-Family Dwellings" with a Planned Unit Development with a proposed zoning of "C-3: Neighborhood Commercial". Submitted by Steve Johns on behalf of Industrial Development Authority of Farmington.

Tim Porter, Director of Development Services, explained the request and emphasized that the requester is only asking for the front two tracts to be rezoned C-3, with the other staying zoned R-6. He added that they are proposing to build a Dollar General in the C-3 zoning district.

Steve Johns, John's Properties LLC, addressed the Council explaining the two-family units he is proposing to build in the R-6 zoning district. He stated that the units would be sold and not for rent. (See Exhibit A Attached)

Tim Porter explained that the current developer, Andrew Braxton, had planned to build 2-story apartment buildings at this location.

Steve Johns stated his opinion that commercial would end up in this area at some point due to some of the property in the same area being outside city limits.

Jame Glass, 1155 Stono Mountain Drive, addressed the Council in opposition of any business going in that sells alcohol. He also expressed his concern with the speeding on H Highway.

Terry Duckett, 1191 Stono Mountain Drive, addressed the Council stating that he and his wife enjoy the quiet area they are in. He objects to the commercialization, but stated that he wasn't in opposition of the two-family dwellings. He expressed his concern with traffic and property values in the area if this were to be approved and wishes for Council to vote no on the matter. (See Exhibit B Attached)

Dan Heberlie, 11225 State Route F, addressed the Council stating his concern that the commercial zoning change would negatively affect the home values in this area as well as the traffic.

Gene Cain, 1176 Stono Mountain Drive, addressed the Council with his concern about the proposed change escalating traffic in the area. He stated that he hopes Council will not vote in favor of this change.

Councilor Pegram stated that H Highway is owned by the State and not the City.

Greg Beavers, City Administrator, explained that MODOT does own H Highway.

Misty Merritt, 1451 Black Rock Lane, addressed the Council explaining her desire to protect the growth of our cities. She stated that she drives H Highway every day and understands the concerns of those who live in the Mountain View Subdivision. She continued by saying that we need the growth and she is in favor of the change.

Guy Walker (440 White Tail Lane), representing Cornerstone Properties, addressed the Council explaining that they recently purchased lots in Mountain View Subdivision to build new homes. They are not in favor of the commercial change as they feel like it will affect the prices of the homes they build.

Jim Kelly, 1207 Stono Mountain Drive, addressed the Council in opposition of the commercial change, but stated that he is fine with the two-family dwellings in the R-6 area. He mentioned other avenues that come into Farmington that don't have commercial zoning amongst residential zoning.

Chris Wigger, 1184 Stono Mountain Drive, addressed the Council stating that he was not against the residential part of this change, but is against the commercial part.

Scott Hubbard, Hubbard Properties, explained the commercial change.

Aaron McDowell (4051 Green Road), part of the development group with Dollar General, addressed the Council explaining the development. He mentioned that this change in an alternate to the 166 2-story units that Andrew Braxton planned to build. He stated that this many units would result in additional cars versus the 54 units developed by Steve Johns. He also mentioned that MODOT approved pedestrian crosswalks and sidewalks would be installed with the Dollar General addition.

Sandra Smith, 100 Buck Mountain Drive, addressed the Council to ask if the developer can change what he develops afterwards if this is approved.

Greg Beavers explained that what is presented to be developed could not be changed with a Planned Unit Development.

Dennis Cox, 1187 Stono Mountain Drive, addressed the Council stating that no one objects to the residential part of the change, just the commercial.

Marie Duckett, 1191 Stono Mountain Drive, addressed the Council stating that Dollar Generals go downhill fast. She stated that it wasn't the speed or the traffic, but these stores seem to bring in riff raff. She asked the Council to reconsider the change. (See Exhibit B Attached)

Misty Merritt addressed the Council stating that single families love the Dollar General stores popping up. She noted that there are many single families in this area and having a Dollar General would provide convenience.

Mayor Forsythe asked if this had already been platted.

Greg Beavers explained the history on the property.

Mayor Forsythe questioned whether the two-family dwellings would still be completed if the commercial aspect doesn't pass.

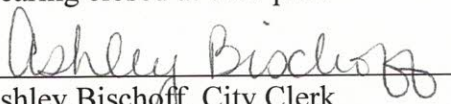
Steve Johns indicated that they wouldn't.

Larry Lacy, 402 Perrine, addressed the Council stating that he previously skipped on moving to this part of town due to there not being closer retail options.

Amanda Ferrell, 520 Maple, addressed the Council to express her support for the Dollar General development.

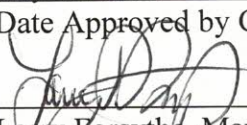
Please see Exhibit C for additional comments made via email regarding this matter.

Hearing closed at 7:31 p.m.



Ashley Bischoff, City Clerk

July 27, 2020

Date Approved by Council


Larry Forsythe, Mayor

July 27th 2020

Date