



COMMUNITY SERVICES / ANIMAL CONTROL COMMITTEE MINUTES

September 16, 2021

In Attendance:

Committee Members:

Council Member Evelyn Reed
Council Member Jeff Hamm
Council Member Frank Baptist
Council Member Judd Hart
Council Member Robin Freeman
Brad Jordan, Staff Representative

Council Members present:

Council Member Robin Freeman
Council Member Shane Knight
Council Member Evelyn Reed
Council Member Jeff Hamm
Council Member Frank Baptist

Guests:

Mayor Tom Farmer
City Attorney Baxter Drennon
James Helton
Nichelle Markley
Chelsea Matthews
Brad Jordan

Council Member Evelyn Reed declares a quorum and calls the meeting to order. Introductions are made around the room. Council Member Evelyn Reed asks for a motion to approve the minutes for the meeting for August 12, 2021.

Council Member Frank Baptist approves. Council Member Jeff Hamm second. Motion carried.

Community Services Agenda:

Code Enforcement Condemnations – James Helton

Mr. Helton presents the Council Members with photos and pertinent information on five properties previously brought to Council for condemnation. He further shares that all property owners were sent a letter, and all responded and are aware that they may be present if desired to voice their opinions at the upcoming Council Meeting on Sept 27th. Discussion is made around the room. M. Helton requests a final Resolution to present the owners with 30 days to act, explaining that if the owner chooses not to take action, the city will come in to demo the property. Discussion is made around the room.

Council Member Shane Knight makes a motion to bring the properties to Council on Sept 27th. Council Member Jeff Hamm second. Motion carried.

Waiving Permit Fee on 16732 I-30 – Brad Jordan

Mr. Jordan states that the developer of 16732 I-30, formerly the location of the Oyo Hotel, closed on the property earlier that afternoon. He goes on to explain that the developer is requesting for the building and subcontractor permits to be waived, totaling \$3,411.74. Mr. Jordan points out that permit fees have been waived in the past, most recently for Urban Air, still a thriving business. *Council Member Frank Baptist sets forth a motion to approve. Shane Knight second. Motion carried.*

Proposed South Street Convenience Store Development– Brad Jordan

Mr. Jordan brings information to the Council regarding a proposal for a new convenience store at South & Richards, previously the location of the old car wash. The developer has requested that the area first be rezoned from TC2 to C1, then granted Conditional Use in the C1 zone to accommodate the convenience store/gas station. Mr. Jordan goes on to explain that by requesting Conditional Use, the developer is demanding a much more intensive use than was originally planned for the area. Mr. Jordan shared some of the concerns by citizens that was discussed in the Planning Commission meeting. Council Member Jeff Hamm asked what chain would own the convenience store, and Mr. Jordan stated that it is owned by a group calling themselves the ‘C-Store.’ Planning Commissioner Darrell Wood addressed the committee, and he brought the sight plan for the development. Commissioner Wood spoke about this project, and he shared that he is concerned about the traffic in the area. He also stated that the neighborhood is concerned about the traffic will bring to Sevier Street and the surround area. Commissioner Wood reiterated that there are concerns for this project. He stated that he would be willing to compromise if they forced all traffic to South Street and not toward Sevier Street.

Council Member Knight asked for clarification about the traffic compromise. Discussion was had regarding traffic in the area. Mr. Knight went on to relate his experience with convenience stores and asked what would be good for this area. Mr. Jordan explained to the committee how the process would go for approval at the end of the month. Council Member Hart asked about the neighborhoods that are located adjacent to South Street. Mr. Jordan expressed his thoughts about how the South Street area should grow and he explained it as a “delicate balance.” Council Member Freeman asked what the Sevier Street neighbors wanted to see in that area. Commissioner Wood explained what the expectations were. She then asked Mr. Jordan if the C1 zone would be appropriate related to the land use plan the Planning Commission followed. Mr. Jordan stated that it was his interpretation that this was not an appropriate zone for this area of the city.

Council Member Baptist said he has concerns about this development. He went on to explain that we need to be careful about adding another service station on this street. Council Member Hamm said that he thinks this is trying to ‘circumvent the system’ and that if he had to vote tonight it would be ‘no.’

Discussion of Ward Map – Baxter Drennon

Mr. Jordan introduced this item and stated the change to the ward map was due to the Census 2020 numbers that had just been released. He went on to explain how the new data would move Ward lines in the city, but not significantly. City Attorney Baxter Drennon went through each ward and showed how they will change. Mr. Jordan added that everyone will stay in the same ward and no lines moved to take a member out of their wards. Council Member Freeman stated she was concerned about the population decrease in Ward 2. A citizen asked why these changes were made and Mr. Drennon explained about these changes. There was discussion about the last time the ward map had changed. *Council Member Judd Hart made a motion to approve. Shane Knight second. Motion carried.*

With no other items to come before the committee, the meeting was adjourned.