

MEETING MINUTES
TOWN OF CINCO BAYOU
LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING
November 14, 2019 at 5:30 p.m.

MAYOR HOOD TO CALL TO ORDER THE LOCAL PLANNING AGENCY (LPA) MEETING

ROLL CALL:

MAYOR JEAN HOOD	P	COUNCILMAN DILLARD	P
COUNCILWOMAN DRIVER	P	COUNCILWOMAN ABERNATHY	P
COUNCILWOMAN KUNZMAN	P	COUNCILMAN COLE	A

Also present was Town Manager Keith Williams, Town Attorney Jeff McInnis, Town Planner Jack Dorman, Town Engineer Crystal Weatherington, Town Staff Linda Barringer and Kevin Kyser. Representing U-Haul Corp.: Chad Rome, Brandon Poole and Madison Wilson.

LPA BUSINESS

1. Town Attorney McInnis addressed the Local Planning Agency on their role sitting as the LPA whether to recommend or not to the Council the rezoning of the property located at 200 Irwin Avenue from Commercial (C-2) to Planned Mixed Development District (PMDD). Town Manager Williams also addressed the LPA and stated that the building which was previously K-Mart is now owned by the U-Haul Company. The company President Chad Rome gave the LPA a document packet with photos and he outlined some of the unique ways the company can work with the community. He noted that they have uncovered the older part of the building with some historic memorabilia to the area. He also noted that they have contacted the Audubon Society regarding preserving the natural habitat of the Least Terns that are nesting on the roof of one of the buildings. Town Manager Williams and Town Planner Dorman stated our codes do not allow storage units and so the Town needs to consider rezoning this parcel to the PPDD. Mayor Hood asked for a description of the things U-Haul will be doing with the property as a whole? Mr. Rome said there is planned to be about an acre of green space, as well as availability of alternative fuel as in propane gas, as well as electric car charging stations throughout the property together with self-storage and retail services and outside storage is also planned.

Councilman Dillard asked what percent of the property is to be used for boat and RV storage on the south side? Mr. Rome replied that there will be 60 covered spaces for the boat and RV storage. The Mayor and the LPA then reviewed the building plans that have submitted so far. After the Mayor and LPA examined the plans Councilman Dillard asked Town Engineer Crystal Weatherington if the boat and car storage was part of the original plans when U-Haul came to us a year ago asking about purchasing the property? Mrs. Weatherington replied yes, they have always been on the plans. Councilwoman Kunzman asked if the whole building will be used and Mr. Rome said yes that they plan to use both buildings.

Public Comments: NONE

LPA'S Comments: NONE

Councilman Dillard made a motion to recommend to the Town Council the approval of rezoning the property located at 200 Irwin Ave. from C-2 to PPDD and made the following findings: 1. That the rezoning of the property to PPDD should proceed provided that the applicant adheres to the requirements of the LDC which includes adhering to the submitted development plans; 2. Applicant has submit all the documents needed in the rezoning process and has paid all of the fees; and 3. That the rezoning is consistent with the Comprehensive Plan. Councilwoman Abernathy seconded the motion. Roll Call all was taken:


Councilwoman Driver	Y	Councilwoman Abernathy	A
Councilwoman Kunzman	Y	Councilman Cole	A
Councilman Dillard	Y	<i>Motion passed Unanimously</i>	


CLOSE PUBLIC HEARING

ADJOURN: with no further business to come before the LPA the Public Hearing adjourned at 5:56.

ATTEST:





Mayor Jean Hood


Keith Williams, Town Manager/Clerk