

**AGENDA**  
**NOVEMBER 20, 2007**  
**PUBLIC HEARING**  
**APPLICATION FOR VARIANCE**  
**NW CORNER BROAD & WELLS ST.**  
**7:00 PM**

**VISITORS: Tom Hardy, Rob Graham, Chris Metcalf, Tom Zaworski, Thomas Quick, Ellis, Pat & Greg Crook, Sam & Suzanne Helfman, Debbie Graham, Aime Scarbrough, Courtney Nolan, Gail Downs, Paul & Ann Price, Captain Edens, Lee Coleman, Chief Bennett, Sgt. Ercole, Corporal Burns, John Mumsford and Sara Campbell.**

**FULL COUNCIL PRESENT**

**1. CALL TO ORDER/WELCOME VISITORS**

Mayor Belisle called the public hearing to order and welcomed all.

**2. PURPOSE OF PUBLIC HEARING**

To present and receive comments on application for Variance received on two proposed buildings on the lot at NW Corner of Broad & Wells Street.

Application is asking for a variance in side, front & rear setbacks, buffer encroachment and parking.

**3. COMMENTS FROM APPLICANT**

Tom Hardy of Omni Consulting joined Greg Crook in taking questions from Council. Mr. Crook stated that he is requesting a variance on the numerous requirements for his low impact commercial use, which will include an updated tire center and moving his current businesses from the Broad Street location to the new retail building planned. Mr. Crook stated that the setback issues with the current lot and the proposed tire center location (needing a 55 foot rear setback) can be remedied by re-platting of the entire lot and that the Planning Commission liked the way the site plan flowed. The entrance on Highway 16 will need DOT approval. Mr. Crook reminded all that in 2005 Council approved the curb cut on Bridge Street

**4. COMMENTS FROM CITY ADMINISTRATOR**

Mr. Ferry asked that Council consider the certain circumstances brought by the DOT, not just with the workers but also the tax base. Council was told that the Planning Commission approved the site plan as presented but that the approval of the Historic Preservation Commission will also be needed.

**5. COMMENTS FROM PUBLIC**

Suzanne Helfman of 35 Broad Street asked with the new plan would there be any changes with the noise and current lighting. Mr. Hardy stated that this plan is

better than the car wash presented in 2005 as the retail building will operate on normal business hours and there will be no direct lighting, only down lighting. Mr. Butch Reese of Morgan Street stated that his biggest concern is with the commercial curb cut on Bridge Street that is virtually half way down the middle of the block impacting 4 to 5 residential homes that will result in more traffic and would like to see the cut moved to Hwy. 16, deterring the traffic from Bridge. Mr. Reese then suggested making Bridge Street a one-lane right turn only. Mrs. Mary Ann Reese of Morgan Street would like Council to remove Bridge altogether. Mr. Zibe Dowdy of 222 Bridge Street is also concerned about the increased traffic on Bridge and suggests one lane towards Hwy. 16. Mr. Hardy indicated that the driveways will need to follow the current DOT requirements, requesting all 3 entrances as on the site plan to alleviate the traffic concerns

**6. COMMENTS FROM COUNCIL**

Mayor Belisle reminded all that a reduction in parking spaces is generally a burden for the owner. C. Harrison asked if the Bridge Street drive is governed by DOT or by the City & was told that DOT has minimal separations as to how far from an intersection the drive can be. Mr. Whalen stated that he believes this distance is 25 feet. C. Graham said he believes the impact on Bridge Street is a huge issue, suggests an exit only out onto Bridge with a hard curve leading to 16. C. Graham then stated that he sees no justification in a reduction of the buffer next to residential property. Mr. Graham then asked for the new location of the dumpster & was told that it will sit where the existing dumpster is. C. Graham indicated that he would like the dumpster removed from abutting residential property.

**7. ADJOURN**

Mayor Belisle made motion to adjourn the November 20, 2007 Public Hearing & was 2<sup>nd</sup> by C. Owens. Motion carried unanimously.

Respectfully submitted,

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Robert K. Belisle, Mayor

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Debra J. Volk, City Clerk