

**REGULAR PLANNING COMMISSION MEETING AND ORGANIZATIONAL MEETING
MINUTES
January 7, 2019**

The Greenville Planning Commission held its regular monthly and organizational meeting on Monday, January 7, 2019, at 5:05 p.m. in the Council Chamber at City Hall. Chairman Branum asked Recording Secretary Christy Bozeman to call the roll. The following members were recorded present: Chairman Richard Branum, Vice-Chairman/Councilmember Tommy Ryan, Reverend Leander Robinson, Mr. Ronnie Graddy, Mr. Howard Meadows, and Mr. Steve Bush. Mrs. Dee Blackmon, Mr. Freddie Daughtry and Mr. Eddie Cook were recorded as absent. City Attorney Richard Hartley was in attendance.

APPROVAL OF MINUTES:

Chairman Branum advised each member had received a draft of the November 5, 2018 Regular Meeting Minutes and asked if there were any additions, deletions, or corrections to be made to the minutes. **Reverend Robinson moved to accept the minutes as presented.** The motion was **seconded** by Vice-Chairman Ryan. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

BUILDING OFFICIAL'S REPORT:

Building Official John Haire reported that the Dollar Tree on Cahaba Road is open for business. The St. Thomas Episcopal Church expansion on Church Street is nearing completion. There were two residential housing permits issued in December.

NEW BUSINESS:

**GREENVILLE MINI STORAGE
DEVELOPMENT PLAN**

Chairman Branum recognized Mr. Ronnie Graddy who presented a Development Plan on behalf of Mr. Scott Huff with LHBH, LLC. Mr. Huff has purchased property on the East side of Greenville Mini Storage located at 327 and 329 Greenville Bypass and intends to construct additional storage facilities. Mr. Graddy further explained that his expansion would be constructed in two-phases. The first phase is for the construction of two 80'x160' mini-storage warehouses. The new construction will match the existing storage buildings and be constructed of the same materials. Mr. Graddy submitted storm water plans for water retention and added that plans are to construct a third building in the next three years to provide storage for motor homes and boats. Plans are to also construct a watchman's quarters for the complex, which will be a one-bedroom apartment for a security person to live on site. City Attorney Richard Hartley advised that a variance would need to be granted for the watchman's quarters because residential dwellings are not allowed in C3 zones. **Mr. Bush made a motion to accept the Development Plan request as presented.** Vice-Chairman Ryan **seconded** the motion. **Mr. Graddy abstained.** Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

**CAMELLIA COLLISION CENTER
DEVELOPMENT PLAN**

Chairman Branum recognized Land Surveyor John Mark Davis who presented a Development Plan on behalf of Jason Reaves, owner of Camellia Collision Center. Mr. Davis presented site

plans and storm water plans to construct an additional body shop on the backside of existing Camellia Collision Center located at 519 Greenville Bypass. The proposed construction will be a 40'x35' pre-fabricated metal building constructed on a slab foundation. Mr. Reaves informed Members that the additional space is needed for his growing business. Mr. Graddy complimented Mr. Reaves on the cleanliness of his lot. He believes this additional garage space is needed and will positively enhance his business. **Reverend Robinson made a motion to accept the Development Plan request as presented.** Mr. Graddy **seconded** the motion. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

ORGANIZATIONAL MEETING:

CHAIRMAN NOMINATIONS

Chairman Branum informed the Commission that he would be stepping down as Planning Commission Chairman. Mr. Branum has served on the Planning Commission since 1983 and has been Chairman since 1988.

A motion was made by Mr. Branum to have Ronnie Graddy serve as Chairman through the year 2019. There were no other nominations for the position of Chairman. With a **second** from Vice-Chairman Ryan, the motion was passed unanimously.

A motion was made by Reverend Robinson to have Councilmember Tommy Ryan serve as Vice-Chairman through the year 2019. There were no other nominations for the position of Vice-Chairman. With a **second** from Mr. Bush, the motion was passed unanimously.

DATE AND TIME OF MEETING

Mr. Branum stated that a day and time needed to be established for the Planning Commission monthly meetings. **Members voted unanimously to continue meeting the first Monday of every month at 5:05 p.m.**

RE-SCHEDULING OF MEETING

Members decided to re-schedule Planning Commission meetings with conflicts as follows:

Due to the Labor Day Holiday, Monday, September 2, 2019, the regular meeting is rescheduled for **Monday, September 9, 2019 at 5:05 p.m.**

OTHER BUSINESS:

ADJOURNMENT:

With no further business coming before the Planning Commission, the meeting was duly adjourned at 5:32 p.m.

