

## **PLANNING COMMISSION MEETING**

### **May 6, 2019**

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The Greenville Planning Commission held its regular monthly meeting on Monday, May 6, 2019, at 5:05 p.m. in the Council Chamber at City Hall. Chairman Graddy asked Recording Secretary Christy Bozeman to call the roll. The following members were recorded present: Chairman Ronnie Graddy, Vice-Chairman/Councilmember Tommy Ryan, Mr. Richard Branum, Reverend Leander Robinson, Mr. Howard Meadows, Mr. Steve Bush, and Mr. Eddie Cook. Mrs. Dee Blackmon and Mr. Freddie Daughtry were recorded as absent. City Attorney Richard Hartley was in attendance.

#### **APPROVAL OF MINUTES:**

Chairman Graddy advised each member had received a draft of the March 11, 2019 Public Hearing and Regular Meeting Minutes and asked if there were any additions, deletions, or corrections to be made to the minutes. **Mr. Branum moved to accept the minutes as presented.** Reverend Robinson **seconded** the motion. Chairman Graddy announced the **motion carried** with a unanimous vote of the Commission.

#### **BUILDING OFFICIAL'S REPORT:**

Building Official John Haire reported that Covenant Warriors Christian Center on East Fields Street has completed their construction. The Greenville Mini Storage expansion is at 98% completion and currently installing their A/C systems for the climate controlled units. One residential housing permit was issued in the month of April.

#### **NEW BUSINESS:**

##### **CARTER CHICKEN, INC. /JBONE HOLDINGS, LLC** **DEVELOPMENT PLAN**

Chairman Graddy recognized Mr. Nick Carter, who is the owner of the Greenville Zaxby's franchise. Mr. Carter presented site plans for a Zaxby's restaurant to be located at 909 Fort Dale Road. The plans detail the vacation of Executive Drive, which was council approved on April 22, 2019, and the re-routing of Executive Drive to the Fort Dale/Manningham Road Intersection traffic light. Mr. Carter explained the current site plans illustrate a right-in and right-out only from Fort Dale to satisfy ALDOT. Mr. Carter further explained that they were working on an agreement with O'Reilly's to have a shared access; which is preferred by ALDOT. Eddie Anderson requested for Planning Commission Approval to be granted for both of the proposed site plans.

Chairman Graddy questioned Mr. Carter about the crush & run to be used on the site and voiced concerns over the dust particles. Mr. Carter agreed that if dust from the crush & run becomes an issue, he would remedy the problem. Questions were posed over sodding the retention pond; Mr. Carter assured the Commission that the retention pond would be sodded. **Vice-Chairman Ryan moved to accept the Development Site Plan as presented as well as the proposed shared access with O'Reilly's Development Site Plan.** Mr.

Branum **seconded** the motion. Chairman Graddy announced the **motion carried** with a unanimous vote of the Commission.

**ALABAMA RESTORATION  
DEVELOPMENT PLAN**

Chairman Graddy abstained from hearing the Alabama Restoration Development Plan due to his son being a business partner with the applicant. Vice-Chairman Ryan recognized Mr. Alex Boggan, owner of Alabama Restoration. Mr. Boggan presented site plans for a 50x60 warehouse expansion for his business located at 460 Greenville Bypass. Mr. Boggan informed the Commission that he is applying for a 7 ft. side setback variance and that his request will be heard at the Board of Adjustment meeting scheduled for May 7, 2019. **Mr. Branum moved to grant the Development Plan request as presented contingent upon the Board of Adjustment's granting 7ft. setback variance.** Reverend Robinson **seconded** the motion. Chairman Graddy **abstained**. Vice-Chairman Ryan announced the **motion carried** with a unanimous vote of the Commission.

**OTHER BUSINESS:**

**ADJOURNMENT:**

With no further business coming before the Planning Commission, the meeting was duly adjourned at 5:26 p.m.

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Ronnie Graddy, Chairman