



CITY OF OWENS CROSS ROADS

Owens Cross Roads City Hall
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Planning Commission Minutes September 11, 2023 @ 6:00 p.m.

Present: Jason Denenny, Chairperson
Yvonne Meier, Pro Tempore
Elizabeth Craig, Council Representative
Tim Gaines, City Administrator
Deborah Buskirk, Member
Kenny Mitchem, Member
Blake Burns, Member
Teresa Carpenter, Revenue Clerk
Lora Martin, Building Clerk
Jonathan Torres, Ivaldi Engineering
Aaron Dudley, Property Owner of 244 Wilson Mann Road

Absent: Antoinette Sisco-Williamson, Vice-Chair
Tony Craig, Mayor

Jason brought the meeting to order at 6:00.

Yvonne made motion to approve minutes from August 14, 2023 meeting; Deb seconded. All members present in favor of approval.

Mr. Torres presented the request for clarification on the Town Center zoning for 244 Wilson Mann Road. Town Center will allow light commercial and office space, which is what they consider the proposed storage facility to be. If a storage facility is considered industrial, it will not be allowed on that property. Much discussion about whether it is considered industrial or classified as light commercial.

Mr. Dudley spoke about what his plans are for the property. He wants to have a multi-use storage facility. He plans to have the front of the facility as office/commercial space, with it being temperature-controlled. He wants to finish the outside to go along with the future plans for the downtown area of Owens Cross Roads. This project would be the first to kick-off the planned updating of the Town Center. He agreed to have the façade look the way our Comprehensive Planning Committee envisions for the future of that area. He also stated that he would be using concrete, not gravel, for the storage areas. There will be a gated drive to the rear, at least 75' from the road to avoid any traffic congestion. The current plan is to have approximately 146 units, of various sizes. There is also a plan to use retention/detention ponds as needed. He plans for this to be his retirement and wants a thriving and sustainable business to pass on to his children.

The Planning Commission deemed his proposed use of the sight to be light commercial. Deb Buskirk motioned for approval; Kenny Mitchem seconded. All were in favor of him proceeding with the storage facility. Once plans are officially drawn, they will be brought to City Hall for review.

Old Business - regarding fence around retention pond in Richmond Subdivision. Lora has researched and found minutes from the November 2021 meeting with Richmond developers. These minutes do not reflect that a fence was agreed upon around the retention pond. Members present who were at this meeting did not remember it this way; they are certain that it was agreed to. More research is required.

Elizabeth made motion to adjourn; Deb seconded. Meeting was adjourned at 6:32.

Respectfully submitted by,

Lora Martin, Building Clerk

Teresa Carpenter, Revenue Clerk

DRAFT