

South Hill Advisory Commission (SHAC)

June 3, 2019, Meeting Minutes

Minutes of the SHAC are not verbatim. Recorded copies are available upon request.

MEMBERS PRESENT:

Jim Downs
Robert Johnson
Dave McMullan
Beki Shoemaker
Nichole Weber

MEMBERS ABSENT:

Patrick Clark

Nichole Weber, Chair, called the meeting to order at 7:04 PM. A quorum was present.

NEW BUSINESS

**Preliminary Plat: South Sunrise West - Sunrise Master Planned Community
Applications 903753, 903755, 903756, 903757**

Applicant: ESK Development LLC
Planner: Cory Ragan
Request: Within the Sunrise Master Plan Community, subdivide approximately 145 acres into 405 single-family detached lots along with associated landscape and utility tracts, to be done in 6 phases.

Cory Ragan presented the case.

APPLICANT TESTIMONY

Cheryl Ebsworth gave a presentation on the project, including history and updates of the Sunrise Master Planned Community.

COMMISSION QUESTIONS/DISCUSSION

- Commissioner Johnson wanted clarification on the 122nd Ave East extension. Staff and the applicant both responded.
- Beki Shoemaker had questions regarding communications with the school district and questions regarding width of proposed driveways on proposed lots. Staff and the applicant both addressed the questions.

PUBLIC COMMENT

No members of the public testified.

Motion made (Downs/Shoemaker) to recommend approval as presented. Motion passed unanimously.

**Preliminary Plat: Springfield Park
Application 906964**

Applicant: John Fortino and Michael Fortino
Planner: Donna Rhea
Request: Subdivide a 3.86-acre parcel into 14 single-family lots with a minimum lot size of 4,922 sq. ft. and average lot size of 5,743 sq. ft., one storm drainage tract, and one septic and drainfield tract.

Cory Ragan presented the case.

APPLICANT TESTIMONY

Craig Deaver gave a presentation of the project. Mr. Deaver stated that meetings with County staff had taken place before submittal of the plat.

PUBLIC COMMENT

Richard Wells, 13001 73rd Ave Ct. E., stated concerns over the size and condition of 130th. He stated he has specific concerns over emergency vehicle access (EVA). Mr. Wells stated he has pictures he will be submitting to staff.

James Miller, 13024 72nd Ave E., stated he is concerned over the width of 130th. He is concerned about EVA access and safe walking conditions. He stated 130th needs to be widened.

Keith Hunter, 13002 73rd Ave Ct. E., stated his concerns over the size of 130th. He suggested the plat be accessed from 128th rather than 130th. He stated that the intersection of 74th and 130th is tight and needs to be improved.

Virginia, (*did not sign in – last name and address are unknown*) stated she believes that notification was not sufficient. She stated that more notices should have been sent to the end of the street.

Theresa Briggs stated she is confused on the shown setbacks within the plat. She had questions regarding the 10-foot and 30-foot rear yard setbacks and infill compatibility.

Marcia Wells, 13001 73rd Ave Ct. E., stated she is speaking on behalf of a neighbor. The neighbor is concerned about the large oaks within the plat. The neighbor would prefer them to be cut due to limbs falling.

COMMISSION QUESTIONS/DISCUSSION

The commission discussed access to the plat regarding 130th versus 128th. The commission expressed concerns over the compatibility of 130th and discussed issues they foresee with using that road for access.

Motion made (Downs/McMullan) to recommend denial of the project as presented, with the recommendation that 130th be improved before the plat can be approved. *Motion passed 4-1.*

OLD BUSINESS

Minutes

(May 6, 2019)

Motion made and seconded to approve the May 6, 2019 minutes, as presented. *Motion passed unanimously.*

Motion to adjourn at 8:40 p.m.