

**City of Springville**  
**Planning & Zoning Commission**  
**Work Session**  
**June 5, 2012**

Present: Doug Connell, Chester Harris, Laura Cheney William Isley(arrived at 6:10 PM), Stephen Graham (arrived at 6:10 PM), Hugh Marlin, Jennifer Disker.

Absent: Billy Joe Green, Frank Agnew.

Chairman, Doug Connell opened the work session at approximately 6:00 PM.

The first item up for discussion was a proposed resurvey, known as Rhodes Place, which is located off of Murphrees Valley Road and Hickory Lane. Mr. Randy Boatright presented the resurvey and answered questions regarding the plat. The resurvey will involve one parcel divided into two. Owners Jean and Crit Rhodes said they would be dividing it to sell the second parcel, but are going to remain living at the first parcel. Mr. James Hill advised all present that an issue for the Commission to decide is the intent of the owner. An attorney general's opinion has clarified that the division of one parcel into two parcels without the intent to further subdivide is not a subdivision. This can be handled by asking the divider (owner) to sign an affidavit to that effect. Also discussed was a land access dispute between neighboring property owners. The resurvey shows access to the second parcel being on Hickory Lane, but there are uncertainties about which parts of Hickory Lane are public right-of-way. The Commission asked that a legal right-of-way to the second parcel be shown on the plat before consideration. Mr. Boatright agreed to work on the resurvey before the regular meeting.

The next topic of discussion was amending the Subdivision Regulations concerning sureties. Mr. Connell presented proposed amendments to Article VII and Article VIII, as was discussed at the last work session. After discussion, Mr. Hill agreed to add the city's policy on final street acceptance to Amendment 7 for Article VIII. Public Works Director, Earl Peoples was not present, but many felt his expertise would be beneficial in this amendment. Mr. Hill will also clarify verbiage in Section 3.0, F of Amendment 6 regarding the opinion of the City Council and/or Commission about satisfactory installation of improvements. A work session will be held the same night as the regularly scheduled meeting on the 19<sup>th</sup> to further discuss this.

The work session was closed at 7:30 PM.

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Doug Connell, Chairman

Minutes taken by Jennifer Disker.