



TOWN OF MASON
MUNICIPAL PLANNING COMMISSION MEETING MINUTES
JULY 8, 2024, 6:00PM

I. Call to Order and Determination of a Quorum: Alderman Alethea Harris

Prayer: Norma Davis

Roll Call: Aldermn Alethea Harris, Mayor Eddie Noeman, Laquesha Hennings, Norma Davis, and Lureatha Harris (William Martin and Richard Marbury were absent)

Others in Attendance: Bret Morgan, Virginia Rivers, and Tanner Jenkins

Visitors: Jennifer Donaldson, Donny Donaldson, Robert Pelts, and Ben Smith

II. Approval of the Planning Committee Meeting Minutes of May 13th, 2024

Mayor Eddie Noeman made a motion to approve the Planning Commission Meeting Minutes of May 13th, 2024, and the motion was 2nd by Norma Davis: vote passed 5-0

There was no Planning Commission Meeting held in June of 2024

III Old Business:

- **Update of the Mixed Use Planned Development Ordinance No: 06172024-01**

The Mixed Use Planned Development Ordinance was approved in the Mayor and Board of Alderman Meeting on June 17, 2024, as the 2nd reading.

Mr. Morgan provided an example including a presentation of how the application approval process would go. The city of Piperton was used as an example because it's similar in growth to the Town of Mason. Three (3) things to take into consideration are existing conditions, map, and the site plan, as part of the approval. The zoning locks in the site plan, it can be mixed-use or residential. An outline plan is required to determine what the uses permitted are.

Once rezoned each phase comes back for a subdivision application. The site plan is part of the rezoning and make more of a negotiation between everyone. MUPD allows more of a mix of uses. The Town of Mason is looking at possibly a retail district down and a residential district up in the downtown area.



Minimum Development Area:

A minimum area is not required for a MUPD District unless the Planning Commission recommends, and the Board of Mayor and Alderman finds that a smaller site is inappropriate for the development or redevelopment as a MUPD. In approving a MUPD District containing less than twenty-five (25) acres, the Planning Commission and the Board of Mayor and Alderman shall find the proposed development:

- Is adequately buffered from adjacent residential property
- Is consistent with the goals and policies of the Land Use Plan
- Can utilize available capacity in an existing public sewer facility that is readily available

Mr. Donaldson questioned the role of the Planning Commission without the proper infrastructure, and the three (3) things required were a major road plan, a land use plan, and a subdivision regulation. Mr. Morgan recommends looking to staff to make recommendations to see if the city is functioning properly. Mr. Morgan suggests looking to purchase a Master Plan for the overall city. Alderman Harris mentioned moving slow due to the Master Plan for funding, and putting together the infrastructure to handle the growth.

• **Ricky Oakley Update on Water & Wastewater for Future Development**

Mr. Oakley spoke via phone and gave an update on the water and wastewater for future development. Based on the flow and discharge operating at ninety- one percent (91%) nothing has changed from one (1) month ago until now. Mr. Oakley spoke with the grant administrator, and they are ready to begin a sewer system evaluation survey. The ARP Grant will pay for it, and the only hiccup is the grant is invested for ninety-one thousand dollars (\$91,000) and the price of the sewer system evaluation survey is one hundred and twenty-four thousand (\$124,000), which is a difference of about thirty-four thousand dollars (\$34,000). The sewer system evaluation will identify every water leak. Rainwater is getting in the system through defects. Civil and Environmental Consultants (CEC) gave Mayor Noeman a proposal of the costs for repairs at Mason Charleston Rd., at a discounted rate for the purchase of pumps and equipment. Mr. Oakley asked the grant administrator if the additional thirty-four thousand dollars (\$34,000) could be used for every inch of sewer, and the answer was yes. Mr. Oakley plans to attend the BOA Meeting on July 15, 2024, for further explanation and to answer any questions and or concerns.

IV. New Business:

V. Any Other Business:

VI. Adjournment: Mayor Noeman made a motion to adjourn the Meeting, and the motion was 2nd by Laquesha Hennings: vote passed 5-0 (Meeting adjourned at 6:50PM)

Lureatha Harris, Secretary

Date

Alethea Harris, Chairman