

# Town of Ridgeland

## Planning Commission

### Meeting Minutes

September 14, 2009

6:00 PM



Attending: Mr. Pete Callejas, Chairman

Mr. Gary Mazzanna

Mr. Coleman Davis

Mr. Randy Waite

Staff: R. Gregory Rushing, PE

Director of Planning and Engineering

#### Action Items:

- Mr. Callejas called the meeting to order at 6:00 pm.
- Approval of Minutes
  - Minutes from meeting of 8/10/09 – Mr. Mazzanna made a motion to accept minutes as submitted. Mr. Waite seconded the motion. Motion passed.
  - Minutes from meeting of 8/31/09 – Mr. Davis made a motion to accept the minutes as submitted. Mr. Mazzanna seconded the motion. Motion passed.
- Preliminary Submittal – Langford Street Jeffcoat Building
  - Applicant has retained John Tilton Homes to design and construct a 4900 square foot building in the style of their previous construction on North Jacob Smart Blvd.
  - Kim Thomas of John Tilton Homes attended meeting as the submitting party.
  - No site work, parking, lighting, or utilities were available for review.
  - Mr. Callejas stated previous designs similar to current submittal are acceptable, especially the last one (Jeffcoat #2); also stated that the parapet may be removed from current submittal to simplify the design and show changes from previous.
  - Ms. Thomas stated that color schemes would change to better blend to existing offices in the area.
  - Mr. Waite questioned which road the building would face. Ms. Thomas stated the building would face Jacob Smart Blvd.
  - Mr. Callejas questioned the planned use for the building. Ms. Thomas stated there is no reserved use as the building will be submitted as a shell to be customized by tenants as needed.

- Mr. Callejas stated that parking in front of the building should be discouraged to present a consistent feel with the area, that is one of a Central Business District with buildings close to the street.
  - Mr. Waite questioned existing setbacks, which for CBD do not exist. Mr. Callejas stated this was an error that had not been corrected in the code and some setback would be desired. Ms. Thomas stated there are no plans to build to existing property lines.
  - Mr. Mazzanna made a motion to give Preliminary Approval to the Jeffcoat Langford submittal conditional to the removal of the parapet. Mr. Davis seconded the motion. Motion passed 4-0.
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- Dismissed at 6:22 pm.

Respectfully submitted,

R. Gregory Rushing, PE  
Director of Planning and Engineering