

Town of Ridgeland  
Planning Commission  
Meeting Minutes  
December 12, 2011  
7:00 PM



Attending: Mr. Pete Callejas  
Mr. Gary Mazzanna  
Mr. Randy Waite  
Mr. Billy Hubbard

Staff: R. Gregory Rushing, PE  
Director of Planning and Engineering

Action Items:

- Mr. Callejas called the meeting to order at 7:00 PM.
- Application Review – O’Reilly Auto Parts, Preliminary Review
  - Application is for use of parcel 063-26 -34-002 for an O’Reilly Auto Parts retail store. Use is approved for zoning T5, submittal is for preliminary approval of site layout and building placement.
  - Mr. Wendell Miller attended for the submitting party. LaGrande Lowther attended as the property owner.
  - Mr. Callejas stated that the project does not meet the current zoning code concerning building layout, site coverage, percentage of building front on the road side, lack of awnings, and alignment to adjacent structures. The proposed layout shows a setback of approximately 75 feet from the sidewalk.
  - Mr. Miller stated that the layout was chosen to allow sufficient room for delivery trucks. Other layouts did not allow for this without on-street deliveries that are not desired.
  - Mr. Waite stated that building architectural issues could be worked out through the review process, but the major concern was for the building layout on the site.
  - Mr. Hubbard asked for an overview of the T5 zone and what is desired for the zone to become. Mr. Callejas provided a review of the zoning process and overview of the T5 zoning.
  - Mr. Mazzanna stated that the project is needed to provide jobs to the town and overshadows building layout issues. Architectural issues will remain to be addressed.
  - After discussion, Mr. Mazzanna made a motion to approve the preliminary site layout as submitted by O’Reilly Auto Parts with a building setback of approximately 75 feet, with architectural features of the building to be reviewed

by staff while keeping the Commission informed. Mr. Hubbard seconded the motion. Motion was approved on a vote of 3-1, with Mr. Callejas dissenting.

- Mr. Callejas volunteered to provide the developer with architectural guidance via staff.
- No other action was taken.
- Meeting was adjourned at 8:15 pm.

Respectfully submitted,

R. Gregory Rushing, PE  
Director of Planning and Engineering