

Applicant: Shaz Investment Group, LLC

Project Location: A portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Case Number: PD 26-7

Time: 5:30 p.m.

Applicant Representative:

Christopher Anderson (SMC)

Sean Rieger (Rieger, Sadler, Joyce LLC)

Attendees:

Norman and Cheryl Davis

Kyle and Aimee Davis

Patti Otto

Melissa and Craig Pickens

Dori Rader

Dustin Underhill

City Staff:

Lora Hoggatt, Planning Services Manager

Jonah McGuffie, Planner I

Landon Gum, Subdivision Development Coordinator

Application Summary:

Rezoning from Park Land to R-1 and Preliminary Plat for a portion of the Bellatona property located near Wiltshire Drive and Arcady Avenue.

Neighbors' Comments/Concerns/Responses:

Neighbors expressed a range of concerns centered primarily on traffic, access, and the overall impact of additional development in the area. A recurring issue was the anticipated increase in traffic along E. Lindsey Street, which residents already view as problematic due to existing accidents and challenging conditions related to the roadway. Questions were raised about how vehicles would enter and exit the proposed development, with particular concern that access appears limited, potentially only one point along Lindsey and whether a traffic study or signalization would be necessary to address safety.

Concerns about the impact on adjacent properties were also raised. A property owner to the east, who keeps animals, is worried about residential development encroaching directly up to their land. Others noted a lack of buffering between properties, particularly to the south and west, where there have already been issues with trash and debris being placed onto neighboring land. These situations have led to requests for better screening, fencing, and overall protection of existing properties.

Several neighbors voiced frustration with ongoing code enforcement and maintenance issues. Complaints about trash dumping and lack of response from the city's Action Center suggest a broader concern about enforcement reliability. There were calls for stronger oversight during development, including requirements for silt fencing and erosion control measures.

Environmental conditions were another point of discussion. The site includes drainage features and a detention pond, and while parts of the area are not officially designated as wetlands, there are water quality protection considerations that have influenced the design. Some areas are expected to remain untouched, and currently no lots are planned within those protected zones. Still, residents expressed concern about how development activity might affect these features and feel that it has caused flooding on their neighboring properties.