



Planning & Zoning Commission Meeting Minutes

July 21, 2016 @ 6pm

City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:04pm.

The following members were present:

- Chairman Alexis Neal
- Duncan Meadows
- Eddie Collar
- Jim Grabowski
- Steve Sagaser
- Bill Little
- Michael Casey
- Ryan Pinkston
- Mayor Best

Others present:

- Sydney Allen, Planning & Zoning Administrator
- Tracy Slagle, Deputy City Administrator
- Don Brown, City Attorney
- Tom Stanford, First Baptist Church

Approval of Agenda:

- After review of the agenda, the Mayor asked to add two topics under New Business. He recommended that a discussion about the intersection of Clark and Madison and a discussion about Clark Street south of the Youth Park both be added. The mayor made a motion to add the two items. Commissioner Sagaser seconded. The Commission voted to make the changes to the agenda.

Approval of Meeting Minutes:

- After review of the minutes from the regular meeting held on June 16, 2016 Mayor Best made a motion to approve the minutes. Commissioner Little seconded the motion. The minutes were approved.

Public Hearing- ZV-16-01:

- Commissioner Neal opened the Public Hearing at 6:07 pm. Tom Stanford was present to represent First Baptist Church. He addressed the Commission and went over the zoning change application. He provided the Commission with a map of the master parking plan and explained that they own the property all around the block. They want to add a sidewalk and stairwell on the East side of the property to make it handicap accessible. The staircase will be an exit only staircase. He explained that the zoning change would

allow them to make these improvements without having to apply for variances to the setback requirements of their current zoning designation. The Public Hearing was closed at 6:11pm.

Public Hearing – Regulation Change:

- Commissioner Neal opened the Public Hearing at 6:11. There were no citizens in attendance to speak about the matter. Commissioner Neal closed the Public Hearing at 6:12pm.

Discussion ZC-16-01: The Mayor asked Mr. Stanford questions regarding the parking lot plans and future expansion of the church properties. Mr. Stanford explained that there are several updates and renovations that the church plans on doing over the next several years. Commissioner Little mentioned that the Commission has in the past, promoting the expansion of the downtown area and the “C-3” Central Business District. The change in zoning for this property would fit in with that plan and would not interfere with anything going on downtown. Co-Chairman Meadows made a motion to approve the zoning change. Mayor Best seconded.

Commissioner Pinkston – Aye
Commissioner Casey – Aye
Chairman Neal – Aye
Commissioner Lollar – Abstain
Mayor Best – Aye
Alderman Sagaser – Abstain
Co-Chairman Meadows – Aye
Commissioner Grabowski –
Commissioner Little – Abstain

The recommendation to approve the zoning change will be passed along to the Board of Alderman.

Discussion – Regulation Change-Sidewalk Requirements: Sydney Allen stated that the issue regarding sidewalks in residentially zoned areas has been brought to the attention of the Board of Alderman and that the Planning & Zoning Commission is responsible for making a recommendation to the Board regarding the possible change in regulations. Commissioner Little stated that developers have asked to only be required to have sidewalks on one side of the street and also that the regulations were changed to require them on both sides in 2008. Commissioner Lollar stated that only requiring sidewalks on one side would be more cost effective to developers but worried about a situation where two neighborhoods meet and the possibility of no sidewalks there. Chairman Neal stated that she would not be in favor of lessening the requirement because of safety issues and pedestrian flow. Mayor Best stated that he doesn't see a need for sidewalks on both sides of the street. Commissioner Casey discussed with Commissioner Lollar the possibility of developers not building inside City Limits because of the regulations. Lollar stated that developers are looking to develop outside of the city because there are no regulations and by making things harder on developers, it will be hard to see growth

within the city. Commissioner Lollar made a motion that the Commission recommends that a sidewalk is only required on one side of the street in residentially zoned subdivisions and that if only one side of the street is being developed, it must have a sidewalk. Alderman Sagaser seconded the motion.

Commissioner Pinkston – Aye

Commissioner Casey – Aye

Chairman Neal – Nay

Commissioner Lollar – Aye

Mayor Best – Aye

Alderman Sagaser – Aye

Co-Chairman Meadows – Nay

Commissioner Grabowski – Aye

Commissioner Little – Nay

Sydney will work with Don Brown to create the language for the regulations and bring it back to the Commission for review.

New Business:

- The Mayor requested to discuss the intersection of Clark and Madison at the Youth Park. He stated his concern with the increase of both vehicular and pedestrian and the lack of safety measures that are present at the intersection. Tracy Slagle told the Commission that she had talked with Jerry Hamby about painting crosswalks and he would prefer to wait until the sidewalks are repaired because he wouldn't want to encourage the public to utilize the sidewalks which are not in good condition in the area. Mayor Best stated that he believes a four way stop would be the best solution. He asked that staff research or do a study regarding the number of cars that pass through the intersection and asked that the Commission make a recommendation to the Board of Alderman to discuss the installation of two more stop signs to complete the four way stop.
- The Mayor also requested to discuss the properties on Clark and asked if there were any funds available for maintenance or demolition of dilapidated properties. Sydney stated that she had looked into a demolition grant but the deadline was approaching too quickly to participate this year. She said she would bring information to the Commission about the grant so they can look into participating next year.

Citizen Comments:

- Duncan Meadows addressed the Commission as a citizen. He updated the Commission on his research regarding Keeling Springs Park. He stated that after he and Sydney did some digging, it is not clear who actually owns the property. He asked that the Board of Alderman give permission for a title search.

Mayor Best made a motion to adjourn the meeting. Commissioner Lollar seconded the motion. Chairman Neal adjourned the meeting at 7:03pm.

