



Planning & Zoning Commission Meeting Minutes

April 18th, 2019 @ 6pm
City Hall

Chairman Neal called the regularly scheduled meeting to order at 6:01pm.

Members Present:

- Commissioner Kurtz
- Commissioner Rice
- Chairman Neal
- Commissioner Lollar
- Secretary meadows
- Mayor Warwick

Others Present:

- Sydney Allen, Planning & Zoning Administrator
- Donald Brown, City Attorney
- Tracy Slagle, City Administrator
- Jack Owens, House of Hope
- Bill Roberts
- Jeremy Massie

Approval of Agenda:

After reviewing the agenda, Commissioner Kurtz made a motion to approve the agenda as presented. Mayor Warwick seconded the motion. The agenda was approved.

Approval of Meeting Minutes:

After reviewing the meeting minutes from the March 21st, 2019 meeting, Secretary Meadows made a motion to approve. Mayor Warwick seconded the motion. The minutes were approved.

New Business:

- **Public Hearing – ZC-19-04: Judy McKovich:** Chairman Neal called the public hearing to order at 6:05pm. Jack Owens, the Vice President of House of Hope, addressed the Commission. He stated that the rezone would allow House of Hope to construct a new structure that would allow them to expand and be able to provide their services to more families. The front part of the property would remain commercially zoned. Mark Alderfer from the adjoining Church stated that he was present to hear what the application was for and was going to report back to membership. Chairman Neal described what the zoning regulations would be and the parameters for a Domestic Violence Shelter in that district. Chairman Neal closed the public hearing at 6:09pm.
- **Discussion & Recommendation – ZC-19-04:** Mayor Warwick stated that he thinks the property in question would be a good location for the proposed zoning classification.

- After brief discussion, Secretary Meadows made a motion to recommend approval of the zoning change. Commissioner Lollar seconded. All voted aye to recommend approval.
- **Discussion & Approval/Denial- LS-19-02:** Bill Roberts, applicant, addressed the Commission. He stated that the purpose of the application was to split the property with structures located on it off from the rest of the acreage. The property is then going to auction. Chairman Neal went through the criteria that must be met to approve a Lot Split. Commissioner Kurtz recommended approval of the Lot Split. Secretary Meadows seconded. The Lot Split was approved.
- **Discussion & Approval/Denial – LS-19-03:** Jeremy Massie, applicant, addressed the Commission. He stated that he owns the property in question and wanted to split the house off and create another buildable lot on Sunset. Commissioner Lollar asked if the new lot would meet the lot size requirements. Sydney Allen confirmed that the size of the new lot would conform. Mayor Warwick made a motion to approve the Lot Split. Commissioner Kurtz seconded the motion. LS-19-03 was approved.

Old Business:

- Comprehensive Plan Review – Discussion: John Best was present to address the Commission about the efforts of the Friends of Bolivar Parks. He stated that in 2014 the Friends of Bolivar Parks added playground equipment and a Nature Trail to Dunnegan Park. They also partnered with the Department of Conservation to identify and provide information about different trees in Dunnegan Park. The group also fundraised and built the Cribb's Family Youth Park which includes a playground, basketball courts, a community room, restrooms, and a splash pad. The group believes that the community needs more parks and is working to expand the Youth Park. They have purchased adjoining properties and demolished dilapidated homes to make room for the park expansion. KLife is also going to locate on the property. The group would like to see an amp theater located at the Youth Park, among other new amenities. Chairman Neal stated that the Commission would like to find the best way to work with the Friends of Bolivar Parks during the upcoming Comprehensive Plan update.

There were no citizen comments.

Secretary Meadows made a motion to adjourn. Commissioner Lollar seconded. Chairman Neal adjourned the meeting at 7:01pm.