

## **Planning & Zoning Commission Meeting Minutes**

July 16th, 2020 at 6:00pm

City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:00pm.

### **Members Present:**

- Commissioner Little
- Commissioner Kwaisi
- Chairman Neal
- Chairman Kurtz
- Secretary Meadows
- Commissioner Rice
- Commissioner Evans
- Mayor Warwick

### **Others Present:**

- Sydney Allen, Planning & Zoning Administrator
- Tracy Slagle, City Administrator
- Brenda Gunnels, Property Owner

**Approval of Agenda:** After reviewing the agenda, Chairman Neal suggested that an update regarding the Comprehensive Plan Update be added to the agenda. Secretary Meadows made a motion to amend the agenda. Commissioner Little seconded. The agenda was approved with the addition.

**Approval of Meeting Minutes:** After reviewing the minutes from the June 18th, 2020, Mayor Warwick made a motion to approve as presented. Commissioner Little seconded the motion. The June minutes were approved.

### **New Business:**

- **Public Hearing – Zoning Change Application ZC-20-02:** At 6:05pm, Chairman Neal called the public hearing to order. Brenda Gunnels, applicant, approached the Commission. Brenda stated that she and her business partner, Leslie Mincks, recently purchased the lots in the application. There are currently single-family homes on the properties but they are in bad shape and are going to be demolished. Brenda stated that she would like the opportunity to construct duplexes on the lot. There were no citizens present to speak to the matter but Sydney Allen stated that she spoke with the Moore's, who own adjoining property, and they stated that they would be happy for any new construction in the area and the demolition of the existing homes. Chairman Neal closed the public hearing at 6:12pm.

- **Public Hearing – Zoning Change Application ZC-20-03:** At 6:12pm, Chairman Neal opened the public hearing. Brenda Gunnels approached the Commission as the applicant. She stated that this lot was vacant but she would want to utilize it for the construction of a duplex. Sydney stated that while the lot met the square footage requirements of the proposed zoning district, a variance would be required to construct on the lot due its size and location on a corner. Chairman Neal closed the hearing at 6:12pm.
- **Discussion & Recommendation: ZC-20-02** – Mayor Warwick started the discussion by looking at the existing zoning of the area. He stated that there were a few parcels that were currently zoned “R-4” in the area. Sydney stated that if the intent was to provide more “R-4” property in that area, then these lots would make sense to change. They are abutting commercial property and still a distance from the schools. The Commission discussed that moving forward, it would make sense to allow for “R-4” up to Locust Street. Commissioner Kurtz made a motion to recommend approval to the Board of Aldermen for ZC-20-02. Secretary Meadows seconded the motion. The motion passed.
- **Discussion & Recommendation: ZC-20-03:** Commissioner Kurtz made a motion to recommend approval to the Board of Aldermen for ZC-20-03. Secretary Meadows seconded. The motion passed.

#### **Old Business:**

- **Comprehensive Plan Update:** Sydney shared that they were continuing to work with Shockey Consulting on gathering information for the Comprehensive Plan Update. She stated that they were beginning to compile a list of possible people to serve on the Steering Committee. Sydney said she would email the Commission for recommendations.

There were no citizen comments.

Secretary Meadows made a motion to adjourn the meeting. Commissioner Kwaisi seconded the motion. Chairman Neal adjourned the meeting at 6:26pm.