



Planning & Zoning Commission Meeting Minutes
June 16th, 2022 at 6:00pm
City Hall

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

Members Present:

- Alderman Sagaser
- Secretary Evans
- Commissioner Kurtz
- Chairman Neal
- Commissioner Little

Others Present:

- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance Official
- Tracy Slagle, City Administrator
- Donald Brown, City Attorney

Approval of Agenda: After reviewing the agenda, Alderman Sagaser made a motion to approve the agenda. Commissioner Little seconded. The agenda was approved.

Approval of Meeting Minutes: After reviewing the minutes from the meeting on May 24, 2022, Commissioner Kurtz made a motion to approve as presented. Secretary Evans seconded the motion. The May minutes were approved.

New Business:

- **Discussion & Approval/Denial LS-22-02 Lot Split Application – 803 S Lillian Ave:** Application was presented to the Commission. Staff reviewed the lot split application and it met the zoning regulations. Commissioner Little made a motion to approve LS-22-02. Alderman Sagaser seconded. The motion passed.

Old Business:

- **Discussion – Street Width:** Chairman Neal opened the discussion by the Board. Lacy Hamby approached the Commission. The city requires a minimum street width of thirty-three feet. Local developers would like to see the option of a twenty-eight-foot street in local residential areas. At the regular April meeting, Mayor Warwick made a recommendation to create a new street classification defining local residential streets for

a twenty-eight-foot street width. Staff presented a definition for local residential street. Commissioner Kurtz commented that the definition wasn't strong enough to distinguish between the local street definition. Commissioner Evans mentioned that he would like to hear more discussion from the city's traffic engineer before making changes to the current street width standard. After discussion, the commissioners present agreed they would like more discussion from experts.

- **Discussion – High Density Multiple Family Residential District:** At the regular May meeting, the commission recommended a minimum acreage of six acres and an area of no less than two thousand five hundred square feet per dwelling unit for the purposed “R-5” High Density Multiple-Family Dwelling District. Chairman Neal opened the discussion by the Board. Commissioner Kurtz recommended that the first three dwelling units meets the current three thousand square feet minimum and any additional units have the minimum allowance of two thousand five hundred square feet. Alderman Sagaser seconded the recommendation. The recommendation passed. Staff will update draft language to hold a public hearing for a zoning text amendment.

Community Development Update: Lacy Hamby approached the Commission. Lacy mentioned that staff would be bringing zoning text amendments to the Commissioners at their regular July meeting.

There was a citizen comment. Ed Kurtz mentioned a drainage issue along Town Branch that was brought to his attention.

Alderman Sagaser made a motion to adjourn the meeting. Secretary Evans seconded the motion. Chairman Neal adjourned the meeting at 6:38pm.