



Planning & Zoning Commission Meeting Minutes
May 24th, 2022 at 6:00pm
City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:01pm.

Members Present:

- Chairman Neal
- Commissioner Little
- Commissioner Patel
- Secretary Evans
- Commissioner Rice
- Mayor Warwick

Others Present:

- Kyle Lee, Community Development Supervisor
- Stephen Rose, Code Compliance Official
- Donald Brown, City Attorney
- Anthony Swanigan
- Christopher Wynn
- Heather Wake
- Brice Flynn
- Rachel Flynn

Approval of Agenda: After reviewing the agenda, Mayor Warwick made a motion to approve the agenda. Secretary Evans seconded. The agenda was approved.

Approval of Meeting Minutes: After reviewing the minutes from the meeting on April 21, 2022, Commissioner Little made a motion to approve as presented. Commissioner Rice seconded the motion. The April minutes were approved.

New Business:

- **Public Hearing ZC-22-04 – Zoning Change Application Simon Square Plat 3:** At 6:03pm, Chairman Neal called the public hearing to order. Anthony Swanigan, representing application, resubmitted the request for “R-3”. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:04pm.

- **Discussion & Recommendation – ZC-22-04:** Chairman Neal opened the discussion by the Board. Mayor Warwick made a motion to recommend approval to the Board of Aldermen for ZC-22-04. Commissioner Little seconded. The motion passed.
- **Public Hearing Zoning Text Amendment – Short Term Rentals:** At 6:06pm, Chairman Neal called the public hearing to order. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:06pm.
- **Discussion & Recommendation – Short Term Rentals:** Chairman Neal opened the discussion by the Board. Mayor Warwick made a motion to recommend approval of the short term rentals to the Board of Aldermen. Secretary Evans seconded the motion. The motion passed.
- **Preliminary Plat Application – Willow Brook:** Kyle Lee presented the application to the Commission. Developer submitted the preliminary plat with the intent of extending South Street to meet the ingress and egress requirement. The existing right of way for South Street is forty feet in width; this is less than the current requirement. Due to existing infrastructure and the narrow right of way, there are restraints and challenges for this development. Developer would need to get approval to develop the narrower road on South Street through a variance; proposed twenty-eight-foot street instead of the minimum thirty-three foot. In addition to, the applicant has a lesser horizontal curve than is required for proposed streets in the subdivision. This would require the approval of a variance through the Board of Adjustment. Christopher Wynn, civil engineer with CJW, approached the Commission to represent developer. Chairman Neal opened the discussion by the Board. Mayor Warwick made a motion to approve the application for Preliminary Plat as presented with the contingency of the approval for the variances by the Board of Adjustment. Commissioner Patel seconded the motion. The motion passed.
- **Discussion – High Density Multiple Family Residential District:** Kyle Lee approached the Commission. Kyle presented the Commission with a draft for a “R-5” zoning district at the last meeting. The Commission discussed what limitations they would recommend for higher density. Staff is to update changes and bring it back to the Commission.

Community Development Update: Kyle Lee approached the Commission. Kyle did a brief recap and mentioned that the street width discussion would be revisited at the next meeting.

There were no citizen comments.

Mayor Warwick made a motion to adjourn the meeting. Commissioner Little seconded the motion. Chairman Neal adjourned the meeting at 7:21pm.