
Planning & Zoning Commission Meeting
Thursday, September 20th, 2018 @ 6pm
City Hall

Chairman Neal called the meeting to order at 6:10pm.

Members Present:

- Commissioner Rice
- Chairman Neal
- Mayor Warwick
- Commissioner Little
- Commissioner Ofori-Yeboah

Others Present:

- Sydney Allen, Planning & Zoning Administrator
- Don Brown, City Attorney
- Other members of the public were present. See attached sign-in sheet.

Agenda Approval:

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

Minutes Approval: After reviewing the minutes, Commissioner Little made a motion to approve. Mayor Warwick seconded the motion. The minutes were approved as presented.

New Business:

- **Public Hearing – Zoning Change – ZC-18-02:** Chairman Neal called the public hearing to order at 6:14pm. The applicant, Tony Schwartz, addressed the Commission and explained the application. The application was to change the zoning of property located at 104 E Austin from “R-3” to “C-S” in an effort to expand their business. There wasn’t anyone from the general public present to speak about the property. Chairman Neal closed the public hearing at 6:17pm.
- **Public Hearing – Zoning Change – ZC-18-03:** Chairman Neal opened the public hearing at 6:18pm. The application was for a zoning change for a property located at 522 S Chicago. The request was to change from “R-2” to “MHD.” The applicant, Cassandra Millard was present, as well as several property owners from the area. Beth Lollar approached the Commission and stated that she believed if the request was approved, it would be spot zoning. She also stated that the area is not suited for high density development. She said that her husband, Eddie Lollar, a Commissioner, is out of the county but would vote no on the matter. Several other property owners addressed the Commission. Their concerns were related to safety, traffic, and the integrity of the area. Many agreed that the crime in the area is already on the rise and if there is a manufactured home park added to the area, there will be more people in and out which

will add to the crime. This was also the case for the traffic. Many stated that the area already has lots of vehicular traffic and more homes would increase traffic in the neighborhood, causing a safety concern for the residents and children. Cassandra Millard addressed the Commission and explained their plans for the area if the rezone was approved. She explained that they would own the Manufactured Home Park and start out with just a few homes and they would have strict rules and maintenance requirements. The public hearing closed at 6:39pm.

- **Discussion – ZC-18-02:** After a brief discussion, Mayor Warwick made a motion to recommend approval for ZC-18-02. Commissioner Ofori-Yeboah seconded the motion. The Commission voted to recommend approval.
- **Discussion – ZC-18-03:** Chairman Neal stated that if the request is not granted, that it is understood that it does not mean that the City of Bolivar isn't "manufactured home friendly." She stated that the Comprehensive Plan doesn't specifically address manufactured home developments and that there will be an opportunity during the Comprehensive Plan update process to address them and decide where they would be appropriate in town. Mayor Warwick agreed and stated that there may be other areas in town where this type of development would be more appropriate. Commission Rice stated that this would be an opportunity to look forward and come up with a plan to address manufactured home developments. Commissioner Little made a motion to recommend denial. Mayor Warwick seconded the motion. The Commission recommended denial of ZC-18-03.
- **Discuss & Approve/Deny LS-18-01:** The Commission reviewed the application LS-18-01 along with a survey and discussed the requirements of a lot split approval. Mayor Warwick made a motion to approve the lot split. Commissioner Ofori-Yeboah seconded the motion.

Old Business:

- **Park Plan Update:** Mayor Warwick and Sydney Allen attended a Friends of Dunnegan Park meeting to address the Park Master Plan. The group would like to be involved and work with the City. The group said they would have a member work on creating a plan and would present it to the Commission at a later date.

There were no citizen comments.

Mayor Warwick made a motion to adjourn the meeting. Commissioner Little seconded. Chairman Neal adjourned the meeting at 6:55pm.