



Planning & Zoning Commission Meeting Minutes

December 8th, 2022 at 6:00pm

City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:02pm.

Members Present:

- Commissioner Kurtz
- Commissioner Little
- Commissioner Kwasi
- Chairman Neal
- Mayor Warwick

Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance Official
- Donald Brown, City Attorney

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

Approval of Meeting Minutes: After reviewing the minutes from the meeting on November 10, 2022, Commissioner Little made a motion to approve as presented. Commissioner Kwasi seconded the motion. The November minutes were approved.

New Business:

- **Public Hearing ZC-22-10 – Zoning Change Application East Broadway Street DCBC, LLC:** At 6:03pm, Chairman Neal called the public hearing to order. Kyle Lee approached the Commission. Applicant was under the impression this had been rezoned to “C-2” in a prior zoning change. This request is to rezone the approximate 3.4-acre tract of land from “R-1” to “C-2”. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:10pm.
- **Discussion & Recommendation – ZC-22-10:** Chairman Neal opened the discussion by the Board. The Commission discussed the location of the property. Commissioner Little made a motion to recommend approval to the Board of Aldermen for ZC-22-10. Mayor Warwick seconded. The motion passed.



Old Business:

- **Discussion – Utility Trailer Parking:** Chairman Neal opened the discussion by the Board. Commissioners reviewed the changes in the draft language from the last discussion. The Commission agreed to continue the discussion when more commissioners are present.
- **Discussion – “MHD” Manufactured Home Development District:** Chairman Neal opened the discussion by the Board. The Commission discussed adding an age restriction that requires an inspection when placing or replacing units. Staff is to add that all units shall have a manufactured date within five years of emplacement date into the draft language for the Manufactured Home Development District.

Community Development Update: Kyle Lee mentioned that the city was awarded grant money to improve the five-way intersection at Albany Avenue. The project would include a boxed culvert along a section of Albany Avenue. The goal would be to intergrade it into a walking path for the community.

There were no citizen comments.

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