

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

April 15th, 2021 at 5:30pm

City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 5:30pm.

### **Members Present:**

- Commissioner Little
- Commissioner Kurtz
- Alderman Sagaser
- Commissioner Rice
- Commissioner Kwasi
- Secretary Meadows
- Chairman Neal
- Mayor Warwick

### **Others Present:**

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance
- Tracy Slagle, City Administrator
- Brent Watkins, Fire Chief
- Mike Cribbs, Property Owner

**Approval of Agenda:** After reviewing the agenda, it was requested for the Commission to discuss & have a recommendation for the Preliminary Plat Effective Timeline after the public hearing. Alderman Sagaser made a motion to approve the amended agenda. Commissioner Rice seconded. The agenda was approved.

**Approval of Meeting Minutes:** After reviewing the minutes from the meeting on March 18th, 2021, Commissioner Little made a motion to approve as presented. Secretary Meadows seconded the motion. The March minutes were approved.

### **New Business:**

- **Discussion – Residential Land Use Zoning & Street Width:** Kyle Lee addressed the Commission regarding the reconstruction of single-family dwellings on lots that are within the R-4 zoning district. At this time, the R-4 zoning district does not allow single family homes to be permitted. The issue being, historic single-family dwellings that were constructed on lots that are now zoned with the intent for high density. The Commission discussed if it would be reasonable to allow single-family dwellings to be constructed on lots that are zoned R-4. Commissioner Little spoke on behalf of the past Commissioners

and intend of the current zoning, once that structure was demolished or changed it would revert to the zoning district. The Commissioners discussed the changing of zoning districts over time and following the demand. Commissioner Kurtz made a motion to table the Street Width discussion. Alderman Sagaser seconded the motion. The Commission tabled the discussion for Street Width.

- **Preliminary Plat Application – Simon Square Plat No.2:** Kyle Lee presented the application to the Commission. The application was for a mix use of commercial and residential use. Due to the layout of the preliminary plat, a zoning change would need to be addressed before any building occurred on the lots that are non-compatible with the current zone. The purposed plat met the requirements. After discussion, Commissioner Little made a motion to approve the application for Preliminary Plat. Alderman Sagaser seconded the motion. The application was approved.
- **Public Hearing – Preliminary Plat Effective Timeline 415.050 B2:** At 6:14pm, 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 6:15pm.
- **Discussion & Recommendation – Preliminary Plat Effective Timeline:** Kyle Lee presented the proposed draft of the preliminary plat effective timeline to the Commission at the March meeting. Recommendation from the previous meetings was to allow a twelve-month timeline and a limit of two extensions that are also twelve months each. This recommendation would then give the applicant a total of three years for the Preliminary Plat. Commissioner Little made a motion to recommend approval of the preliminary plat effective timeline to the Board of Aldermen. Alderman Sagaser seconded. The motion passed.

There was a citizen comment. Ed Kurtz addressed his concern about the population growth that was reflected in the Comprehensive Plan meetings with Shockey Consulting, LLC. Kyle Lee reached out to Taylor, project manager, to get clarification regarding this concern that was brought up.

Secretary Meadows made a motion to adjourn the meeting. Alderman Sagaser seconded the motion. Chairman Neal adjourned the meeting at 6:23pm.