

# PLANNING AND ZONING

MINUTES:

February 7, 2017

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## **In Attendance**

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Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 3:07 p.m. in the Council Assembly Room. A quorum was present, including Council Vice Chair Jerry Mitchell and Council members Chris Anderson, Carol Berz, Russell Gilbert, Larry Grohn, Chip Henderson and Ken Smith. Also present were Keith Reisman, Assistant City Attorney, and Nicole Gwyn, CMC, Clerk. Council Chairman Moses Freeman was not present.

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## **Others in Attendance**

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Regional Planning: John Bridger, Executive Director

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## **Approval of Minutes**

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**On motion of Councilman Anderson** and seconded by Councilman Henderson, the minutes of the last meeting (January 17, 2017) were approved as published.

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## **Ordinances (First Reading) – Agenda Item 6A**

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Mr. Bridger made a presentation on this rezoning item. Afterwards, Councilman Grohn spoke on the economic development in the Summit community.

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## **Ordinances (First Reading) – Agenda Item 6B**

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Mr. Bridger made a presentation on this rezoning item and discussed how it had been modified to a 4-unit structure. He noted that there was opposition at the Planning Commission last month. Councilman Grohn asked Mr. Bridger to read the revised conditions (4). Councilman Grohn also indicated that he may seek a 1-week deferral so that the developer can come up with a plan and changes. Attorney Reisman clarified that this item would be heard on next week (February 14). Councilman Grohn noted that the main issue for opposition is ensuring that this property will match the quality of the property across the street.

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## **Ordinances (First Reading) – Agenda Item 6C**

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Mr. Bridger made a presentation on this rezoning item and read the conditions (3) that were added. He indicated that there was no Opposition at the Planning Commission last month on this item.

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## **Ordinances (First Reading) – Agenda Item 6D**

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Mr. Bridger made a presentation on this rezoning item. He noted that the Applicant had requested to defer this item again for 60 days.

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**Ordinances (First Reading) – Agenda Item 6E**

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Mr. Bridger made a presentation on this rezoning item. He noted that there was significant Opposition at the Planning Commission on this item and noted that Staff recommended denying because it was not compatible with the area plan. Councilwoman Berz informed the Council that the Applicant contacted her and would like to move forward.

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**Ordinances (First Reading) – Agenda Item 6F**

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Mr. Bridger made a presentation on this rezoning item and read the four (4) conditions recommended by Planning and Staff. He noted that there was no Opposition at the Planning Commission on this item. Councilman Anderson noted that the Applicant has not contacted him or the community. Mr. Bridger indicated that he would give the Applicant's contact information to Councilman Anderson.

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**Ordinances (First Reading) – Agenda Item 6G**

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Mr. Bridger made a presentation on this rezoning item and noted that this was a rezoning to accommodate a Short-Term Vacation Rental. He indicated that Staff recommended denial due to the impact of extending the zone; yet, he noted, that the Planning Commission approved it with conditions. There was no Opposition at the Planning Commission on this item. Councilman Anderson noted that the Applicant was present in today's meeting if there were questions. Councilman Henderson informed the Council that Short-Term Vacation Rentals had generated \$2.5 Million over the past year in the city.

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**Ordinances (First Reading) – Agenda Item 6H**

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Mr. Bridger made a presentation on this rezoning item for three, single-family detached dwellings in the Highland Park area. He noted that Planning and Staff had recommended approval with three (3) conditions. Mr. Bridger confirmed for Councilman Mitchell that the Applicant would be here next week to respond to questions from the Council.

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**Ordinances (First Reading) – Agenda Item 6I**

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Mr. Bridger made a presentation on this rezoning item in the Ridgedale community and stated that he would bring a revised site plan next week for this case. He noted that Staff recommended approval with one (1) condition, but the Planning Commission recommended approval with three (3) conditions.

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**Ordinances (First Reading) – Agenda Item 6J**

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Mr. Bridger made a presentation on this rezoning item in the Highland Park community. He noted that there was no Opposition at Planning Commission last month regarding this item. He informed the Council of the three (3) conditions recommended by Planning & Staff.

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**Ordinances (First Reading) – Agenda Item 6K**

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Mr. Bridger made a presentation on this rezoning item and discussed how the proposed zoning to Urban General Commercial Zone (UGC) was more compatible than the current Convenience Commercial Zone (C-2) zoning for this property. Councilman Hakeem noted that he would find out what existed on this property previously.

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**Resolutions – Agenda Item 7H**

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Mr. Bridger made a presentation on this item regarding a residential planned unit development at the Black Creek subdivision. He noted that there was one (1) person in Opposition at the Planning Commission last month. Councilman Henderson asked if there was proof that a PUD would devalue a property; to which, Mr. Bridger responded that there was no evidence. Councilman Henderson made comments about this being a good use of land and noted that he has not heard from any Opposition on this item.

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**Upcoming Committee Meeting: February 14, 2017**

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Mr. Bridger informed the Council that he would give an update on Form-Based Code revisions next week.

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**Upcoming Committee Meeting: February 28, 2017**

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Councilman Hakeem noted that the March 7<sup>th</sup> Planning and Zoning Committee meeting had been rescheduled to February 28. On February 28, the Council will preview advertised items coming up for public hearing on March 14<sup>th</sup>.

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**Adjournment**

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Councilman Hakeem adjourned the meeting at 3:39 p.m.