

# PLANNING AND ZONING MINUTES: April 17, 2018

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## **In Attendance**

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Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:18 p.m. in the Council Assembly Room. A quorum was present, including Council Chairman Ken Smith, Vice-Chairman Erskine Oglesby and Council members Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert and Chip Henderson. Wade Hinton, City Attorney, and Nicole Gwyn, Clerk, were also present. Councilman Jerry Mitchell was not present this meeting.

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## **Others in Attendance**

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Regional Planning: John Bridger, Executive Director, and Emily Wood, Senior Planner; Economic and Community Development: Donna Williams, Administrator; Office of City Attorney: Phil Noblett, Deputy Attorney

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## **Approval of Minutes**

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**On motion of Councilman Gilbert** and seconded by Councilman Oglesby, the minutes of the last meeting (April 3, 2018) were approved as published.

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## **Ordinances (Final Reading) - Agenda Items 5B, 5C, 5D, 5E & 5F**

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These items had been discussed at previous open meetings. Upon no further questions, the issues were closed.

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## **Presentation: Accessory Dwelling Units (ADUs)**

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Mr. Bridger introduced the Council to Accessory Dwelling Units (ADUs) and discussed what he called the “short-term fix” of amending to the R-T/Z zone in a restricted way and the “long-term project.” He indicated that ADUs were about two months away from coming before the Council.

Ms. Wood then made a presentation that contained slides of the following:

- Considerations
- Proposal
- Map to Show Boundaries
- Residential Zoning Code Update

Councilman Ledford opened the floor for questions from the Council. Discussion ensued on the following:

- Whether or not District 5 is included in map (Councilman Gilbert)
- Location of most ADUs (Councilman Gilbert)

- R-1 considerations: Turning a unit into a duplex (Councilwoman Berz)
- Visual aesthetics of ADUs matching neighborhoods (Councilman Ledford)
- Will this be a tool to open duplexes? (Councilman Byrd)
- Spot zoning concerns (Councilman Henderson)

Further discussion took place:

- Mr. Bridger indicated the plan update needing to take place and clarified that ADUs fall under Chapter 38 of city code.
- Councilwoman Berz cautioned Mr. Bridger and his staff about the use of words like “city-wide” and “matter of right” when discussing ADUs.
- Councilwoman Coonrod informed the Council that District 9 will not have ADUs.
- Councilman Gilbert confirmed that District 5 is not on the current map, so he expressed his support of this current map not including District 5.

Ms. Williams added to the discussion on how the Land Development Office is involved with properties zoned R-T/Z and developers wanting to submit permits.

[Editor’s Note: Attorney Noblett replaced Attorney Hinton near the end of this presentation.]

[Editor’s Note: The video of this ADUs presentation before the Council is available [here](#).]

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### **Ordinances (Final Reading) - Agenda Item 6A**

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This item had been deferred from last week’s Council meeting to tonight’s Council agenda. Councilman Henderson informed the Council that he will seek an amendment of E-RA-2 to add the condition of “*single family detached*.”

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### **Ordinances (Final Reading) - Agenda Item 6B**

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Vice-Chairman Oglesby informed the Council that he will need to have further discussion between the community and property owner on this rezoning before tonight’s Council meeting.

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### **Ordinances (Final Reading) - Agenda Item 6C**

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Mr. Bridger discussed the timeline and history of Form-Based Code. Councilman Henderson presented an Alternate Version of the ordinance to the Attorneys for inclusion on tonight’s agenda. Discussion ensued on the following changes made in the Alternate Version:

- Clarifications to Section 38-696(3)B
- Letter to the Council - #4
- Item 28
- Parking maximum city-wide

Further discussion ensued:

- Councilman Ledford inquired about who will pay for signing with the parking maximum.

- Councilman Henderson informed the Council that he would seek to defer one (1) week on this agenda item.

[Editor's Note: Councilwoman Berz exited the meeting at 4:06 p.m.]

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## **Adjournment**

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On motion of Councilman Ledford, the meeting was adjourned at 4:14 p.m.