

# PLANNING AND ZONING COMMITTEE MINUTES

October 4, 2022

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## Call to Order

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Councilwoman Jenny Hill, Committee Chair, called the meeting to order at 2:48 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present that also included Chairman Darrin Ledford, Vice Chair Raquetta Dotley and Councilpersons Chip Henderson, Ken Smith, Isiah Hester, Carol Berz, Marvene Noel, and Demetrus Coonrod. Others present were Emily O'Donnell, City Attorney, and Kyana Grady, Council Administrative Assistant.

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## Others in Attendance

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Regional Planning: Karen Rennich, Deputy Director

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## Approval of Minutes

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**On motion of Councilman Smith** and seconded by Councilwoman Noel, the minutes of the last meeting (September 6, 2022) were approved as published.

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## Planning Updates

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Ms. Rennich presented the Council with the following highlights:

- Completed Duplex Report
- Held Mountain Creek Road Study public meeting
- 10/19 ADA Transition Plan public meeting
- 10/20 2050 Transportation Summit
- 10/25 presentation for Council on the Climate Action Plan
- 10/25 Westside Evolves plan public hearing
- 11/01 Westside Evolves plan on Council agenda
- Underway: Zoning Code Update outreach meetings

Councilwoman Hill gave a follow up to this presentation, briefing the Council on the completed Duplex report and explaining the purpose and background.

Councilwoman Coonrod requested to be included in the Duplex Report process, and requested to be notified of the meeting information and results. Councilwoman Hill advised Councilwoman Coonrod that she would include her in any correspondence regarding this topic.

Upon no further questions or comments, the issue was closed.

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## Resolutions – Agenda Item 7C & 7D

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

## **Next Week's Agenda:**

**October 11, 2022**

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

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Ms. Rennich presented the case to the Council. Councilman Henderson informed the Council that the case needed more work, and requested the item be removed from the October 11<sup>th</sup> agenda and moved to the November 8<sup>th</sup> agenda. After consulting Attorney O'Donnell, Councilwoman Hill approved adding it to the November 8<sup>th</sup> agenda.

Upon no further questions or comments, the issue was closed.

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

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Ms. Rennich presented this case to the Council. Discussion ensued, with Councilman Hester informing the Council of his conversations with Councilwoman Berz regarding the concerns from citizens. He is planning to speak with the applicant regarding those concerns and the applicant's plans for minimizing nuisance issues. Therefore, he will seek to defer this item for at least a month to give the Council an ability to address the concerns.

Councilwoman Berz requested to see the full list of conditions, as the slide was not fully exposed during the presentation. She discussed the number of complaints received on this property due to nuisances, such as drug problems and other illegal activity. She requested more details regarding the developer's plans for the area and the developer's history in similar property conversions. Ms. Rennich advised that she would reach out to the applicant to obtain more information.

Councilwoman Coonrod also voiced concerns about the nuisance issues in this area. Upon no further questions or comments, the issue was closed.

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

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Ms. Rennich presented this case to the Council. Councilwoman Berz inquired if the applicant was aware of the history behind the current zoning of the area. She suggested deferring the item for at least a month or tabling the item completely. Ms. Rennich advised that she would speak with the applicant regarding the history of the area, and have the applicant reach out to Councilwoman Berz. Upon no further questions or comments, the issue was closed.

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

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This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich presented this case to the Council. Councilwoman Noel advised that she has recently received two calls in opposition of this item. Councilwoman Coonrod commented on the upgrade of the area. Councilwoman Hill noted the main opposition was due to the property

being adjacent to a historical district. Upon no further comments or questions, the issue was closed.

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

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This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich presented this case to the Council. Councilwoman Noel advised that she has met with the applicant and viewed the property. She wanted clarification on the recommendation for denial, to which Ms. Rennich elaborated on the reasoning for the recommendation.

Councilwoman Coonrod expressed her enthusiasm for the location of the development. Upon no further comments or questions, the issue was closed.

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

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

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

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Ms. Rennich presented this case to the Council. Councilwoman Coonrod informed the Council she held a strong stance against the recommendation to deny this item. She advised that the applicant has made multiple changes to their development plan to abide by community requests, and that the area needs more housing options. Ms. Rennich elaborated on the reasoning behind the recommendation to deny. Upon no further comments or questions, the issue was closed.

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**Resolutions – Agenda Item 7C**

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This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

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**Other Business**

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**Adding/Removing Items from the Agenda**

Councilman Henderson inquired about the process for re-adding items to the agenda. A discussion ensued regarding a particular agenda item which had been removed from this week's agenda.

Councilman Smith questioned if the item in question had gone through the correct process through the RPA, and if it had been publicized to be heard by the Council on a particular date, and if the item in question should have been withdrawn from the floor, rather than simply removed from the agenda. Attorney O'Donnell informed the Council that the removal was due to a clerical error.

Councilman Henderson recommended that the RPA advertise publicly when changing dates and defer items to the next Planning and Zoning Committee meeting rather than removing an agenda date. Councilwoman Hill advised that she would meet with the RPA and the City Attorney to deliberate options for updating the current process. Upon no further comments or questions, the issue was closed.

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## **Adjournment**

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There being no further business, Councilwoman Hill adjourned the meeting at 3:48 p.m.