

**PLANNING AND ZONING
COMMITTEE
MINUTES:
December 6, 2016**

In Attendance

Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 4:06 p.m. in the Council Assembly Room. A quorum was present, including Council Chairman Moses Freeman, Vice Chair Jerry Mitchell, and Council members Chris Anderson, Carol Berz, Russell Gilbert, Larry Grohn, Chip Henderson and Ken Smith. Phil Noblett, Deputy City Attorney, was also present.

Others in Attendance

Regional Planning: John Bridger, Executive Director; Council Office: Nicole Gwyn, CMC, Clerk

Approval of Minutes

On motion of Councilman Anderson and seconded by Councilman Gilbert, the minutes of the last meeting (November 1, 2016) were approved as published.

Ordinances (First Reading) - Agenda Item 6(a)

Councilman Smith informed the Assembly that he will move to withdraw this item at tonight's Council meeting at the request of the Applicant. Upon no questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(b)

Mr. Bridger briefed the Council on this item and read the condition #5 that had been added. Councilman Smith informed the Council that the developer has agreed to further changes and indicated that one zoning portion would be withdrawn. Neither the Applicant nor the Opposition were present at today's open meeting; however, Mr. Bridger indicated that there was opposition at the Planning Commission. Chairman Freeman inquired about Councilman Smith's satisfaction with the proposed conditions. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(c)

There were no questions on this agenda item. Therefore, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(d)

Mr. Bridger briefed the Council on this agenda item and informed the Council that the Applicant had requested a 60-day deferral on this item. He discussed Staff's concerns about the conservation easement and indicated that it was a private matter relative to this case. Councilman Grohn confirmed that the conservation easement was the reason for the Applicant's request to defer. Upon no further comments or questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(e)

Mr. Bridger briefed the Council on this agenda item and confirmed that there was no opposition when this item came before the Planning Commission. Councilman Grohn commentd on this rezoning being a part of the economic development in Summit.

Ordinances (First Reading) - Agenda Item 6(f)

Mr. Bridger briefed the Council on this agenda item. Upon no questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(g)

Mr. Bridger briefed the Council on this agenda item. Councilwoman Berz informed the Council that conditions were missing from the current document and that since she will be in Nashville next week on Tuesday afternoon, she would like the conditions to be penned down by then. Mr. Bridger confirmed that this would be done. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(h)

Mr. Bridger briefed the Council on this agenda item and read the five (5) conditions regarding the following:

- *Type A, 30-feet buffer*
- *20-percent open space*
- *Half-mile walking trail*
- *Traffic impact study*
- *Driveway connectivity*

Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(i)

There were no questions on this item. Therefore, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(j)

Mr. Bridger briefed the Council on this agenda item. A discussion ensued about the number of units on the parcel, with Chairman Freeman sharing concerns about overpopulation in the parcel. He requested a condition to cap the number of units to 14 since paperwork stated 21. Mr. Bridger agreed to clarify if the units are were already capped at 14 or 21. Upon no further comments or questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(k)

Mr. Bridger briefed the Council on this request for a special exceptions permit for beer sales at a neighborhood market. He noted a lot of support for and opposition against the special

exceptions permit and explained why the Planning Commission agreed with Staff to deny the request. Chairman Freeman inquired about grocery sales at the facility and whether the business previously had a beer license. He also asked Mr. Bridger to find out if the store has a history of police complaints. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6(l)

Mr. Bridger briefed the Council on this item. A discussion ensued about the following:

- How will this impact the character of neighborhoods? (Henderson, Gilbert, Berz)
- The reason for the January 1 start date? (Henderson, Berz)
- What constitutes a subdivision? (Henderson, Gilbert)
- Would this ordinance create a subdivision within a subdivision? (Henderson)
- Does this allow more space for units? (Freeman)

Mr. Bridger will follow-up with Staff about the reason for the January 1 start date. He also agreed to work with the City Attorney on cleaning up the subdivision language. Upon no further questions or comments, the issue was closed.

Planning Announcements

Mr. Bridger announced the 6-month update on Form-Based Code in January 2017. He will inform the Council of tweaks made to the code. He also informed the Council of a text amendment coming in January regarding the minimum requirements for lot frontage.

Adjournment

Upon no further business, Councilman Hakeem adjourned the meeting at 4:56 p.m.