

PLANNING AND ZONING

MINUTES:

August 6, 2019

In Attendance

Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:06 p.m. in the Council Assembly Room. A quorum was present, including Council Chairman Erskine Oglesby, Vice-Chairman Chip Henderson, and Council members Carol Berz, Anthony Byrd, Russell Gilbert, Ken Smith, and Jerry Mitchell. Also present were Phil Noblett, City Attorney, and Lydia Christoph Sanchez, Administrative Support. Councilwoman Coonrod was not present for this meeting.

Others in Attendance

Regional Planning: John Bridger, Executive Director; Economic and Community Development: Charlie Young, Assistant Director of Development Services

Approval of Minutes

On motion of Councilman Smith and seconded by Council Chairman Oglesby, the minutes of the last meeting (July 2, 2019) were approved as published.

This Week's Agenda: August 6, 2019

Ordinances (First Reading) - Agenda Item 6A:

Councilman Mitchell informed the Council that the Applicant had requested to withdraw this item. Upon no question, the issue was closed.

Next Week's Agenda: August 13, 2019

Ordinances (First Reading) - Agenda Item 6A

Mr. Bridger briefed the Council on this item. There were no questions; therefore, the item was closed.

Ordinances (First Reading) - Agenda Item 6B

Mr. Bridger briefed the Council on this item. There were no questions; therefore, the item was closed.

Ordinances (First Reading) - Agenda Item 6C

Mr. Bridger briefed the Council on this item and informed the Council of the property line dispute. Councilman Smith asked if anything might change the Planning Commission's mind about denying this rezoning request. Mr. Bridger informed the Council that the current plan of low density residential is better for the area. Councilman Gilbert inquired about Mt. Calvary Baptist Church being notified of the rezoning request, and Mr. Bridger indicated that if the church owned property within the zone in question, they should have been notified.

Ordinances (First Reading) - Agenda Item 6D

Mr. Bridger briefed the Council on this item. There were no questions; therefore, the item was closed.

Ordinances (First Reading) - Agenda Item 6E

Mr. Bridger briefed the Council on this District 5 item and responded to Councilman Gilbert's questions on the following:

- R-1 properties around this property.
- Applicant's request to defer for a month
- Parking at the site
- M-1 vs. M-2 and M-3
- Downfalls of M-2 zoning for this case.

Ordinances (First Reading) - Agenda Item 6F

Mr. Bridger briefed the Council on this District 5 item and responded to questions on the following:

- Impact on single-family next to site and adjacent dwelling (Councilman Mitchell)
- Domino effect of dropping conditions in residential area (Councilwoman Berz)
- Options for extending parking (Councilwoman Berz)
- O-1 zone an option (Councilwoman Berz)
- Problem with wide open C-2s (Councilwoman Berz)

Ordinances (First Reading) - Agenda Item 6G

Mr. Bridger briefed the Council on this item. There were no questions; therefore, the item was closed.

Ordinances (First Reading) - Agenda Item 6H

Mr. Bridger briefed the Council on this item. There were no questions; therefore, the item was closed.

Resolutions (First Reading) - Agenda Item 7A:

Mr. Bridger made a presentation to the Council on “Outdoor Storage” that contained information on the following:

- Zoning Text Amendment: Screening of Outdoor Storage and Definitions
- Adding Definitions
- Confusing/Conflicting Language
- Screening/Fencing Self-Storage--Enclosed

After which, discussion ensued with Mr. Bridger on the following topics:

- Buffer in R-1 zone (Councilman Gilbert)
- Example: Bonny Oaks - Junk visible from street (Councilman Gilbert)
- Example: Brainerd Road - refusal to fence vehicles in parking lot (Councilwoman Berz)
- Bringing businesses up to code if ordinance passes (Councilwoman Berz)
- Screening changes on Lee Highway if ordinance passes (Councilwoman Berz)
- “Storage units” and definition of “indoor storage” (Councilwoman Berz)
- Mixed use and defining what is compatible (Councilwoman Berz)
- Ensuring sufficient screening (Councilwoman Berz)
- Problems for BOZA not having clear definitions (Councilman Ledford)

Update: Airport Planning

Mr. Bridger informed the Council of meeting with Council representatives this morning on this subject. There is a public meeting planned for September. After getting feedback from the meeting, they will notify every owner in the affected districts about the proposed plan prior to it coming to the Council agenda.

Steep Slopes Update

Mr. Bridger informed the Council that the advisory group meeting took place on Friday. They have taken into advisement that the Council wanted one public meeting. They are finalizing the draft and will have a formal public meeting in September. Having feedback from the public meeting, Mr. Bridger expects come back to the Council in October to give a recommendation.

Adjournment

There being no further business, the meeting was adjourned at 3:55 p.m.