

# PLANNING AND ZONING COMMITTEE

MINUTES:

July 2, 2019

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## **In Attendance**

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Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:09 p.m. in the Assembly Room. A quorum was present, including Council Chairman Erskine Oglesby, Vice-Chairman Chip Henderson and Council members Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Jerry Mitchell and Ken Smith. City Attorney Phil Noblett and Council Support Specialist Keren Campbell were also present.

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## **Others in Attendance**

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Regional Planning: John Bridger, Executive Director; Economic & Community Development: Assistant Developer of Services: Dallas Rucker; Transportation: Blythe Bailey, Administrator; MAP Engineers: Mike Price, Owner.

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## **Approval of Minutes**

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**On motion of Councilman Gilbert** and seconded by Chairman Oglesby, the minutes of the last meeting (June 4, 2019) were approved as published.

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## **Ordinances (First Reading) - Agenda Item 5A**

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

## **Next Week's Agenda: July 9, 2019**

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

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Mr. Bridger gave the Council a briefing on this item. Councilman Henderson stated that the District reflected on the agenda needed to be corrected to say D7. Upon no further comments or questions, the issue was closed.

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

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Mr. Bridger updated the Council on this item. Councilman Mitchell had questions pertaining to the following:

- Location of project
- Zoning for a specific area
- Alley Closure
- Number of Units
- Units amount if steep slope in place
- Benefits for developer

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

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**Ordinances (First Reading) - Agenda Item 6C**

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Mr. Bridger gave the Council a briefing on this Ordinance. Councilman Gilbert inquired about the site plan and Councilman Smith expressed concern regarding proceeding without a site plan. Upon no further questions or comments, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6D**

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Mr. Bridger updated the Council on this Ordinance. Councilman Gilbert asked about future steps. Upon no further questions or comments, the issue was closed.

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

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Mr. Bridger gave the Council a briefing on this item. Councilwoman Berz inquired about the purpose of filing station, the fence request and districts affected. Councilmen Smith and Gilbert both expressed their support for the project. Upon no further questions or comments, the issue was closed.

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

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Mr. Bridger updated the Council on this Ordinance. Councilman Ledford had questions pertaining to the conditions to which Mr. Bailey responded. Councilman Gilbert inquired about the development on Bonny Oaks. Upon no further questions or comments, the issue was closed.

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

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Mr. Bridger gave the Council a briefing on this item. Chairman Oglesby had concerning with building height and stated there would be opposition. Councilman Mitchell inquired about the conditions. Upon no further questions or comments, the issue was closed.

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

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Mr. Bridger gave the Council a briefing on this item. Upon no questions or comments, the issues were closed.

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

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Mr. Bridger gave the Council an update on this item pertaining to the new wording. A discussion ensued in where Mr. Bridger and Mr. Rucker answered the following questions from Council:

- Areas affected (Councilman Gilbert)
- Defying Junk vs. Equipment (Councilman Gilbert)
- Mini Warehouses Zoning (Councilman Gilbert)
- Change of use allowance in C2 (Councilman Gilbert)
- Outlined square feet (Councilman Gilbert)
- Limited use by square feet (Councilwoman Berz)
- Unintended consequences (Councilwoman Berz)
- Encouraging Constituents (Councilwoman Berz)
- Subjective Definition (Councilman Henderson)
- Vehicles Types (Councilman Henderson)
- Landscaping requirement/screening (Councilman Ledford)

Upon no questions or comments, the issue was closed.

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

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Mr. Bridger gave the Council a briefing on this item. Mr. Noblett spoke to the ordinance (13227) that passed in October 2017 pertaining to how close livestock could be to a property and the provisions of 460. There have been a lot of enforcement issues and recommendations were made for more restrictions.

- Protecting residential property lines (Councilman Ledford)
- Square feet allowed (Councilman Ledford)
- Fenced in areas (Councilman Henderson)
- A1 Zones (Councilman Henderson)
- Purpose (Councilman Henderson)
- Violations of code (Councilman Henderson)
- Adding/Expanding barn (Councilwoman Berz)
- Unintended consequences (Councilwoman Berz)

Upon no questions or comments, the issues were closed.

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**Steep Slopes & Floodplains Update**

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Mr. Bridger gave an update on the Steep Slopes & Floodplains. He informed the Council that once staff recommendations are made public meetings will be scheduled, per Council's request.

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**Adjournment**

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There being no further business, Councilman Ledford adjourned the meeting at 4:50 p.m.