

PLANNING AND ZONING COMMITTEE MINUTES

September 7, 2021

Call to Order

Councilman Darrin Ledford, Committee Chair, called the hybrid (in-person/virtual) meeting to order at 4:34 p.m. in the Council Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present, including Chairman Chip Henderson, Vice-Chairman Ken Smith, and Council members Jenny Hill, Raquetta Dotley, Anthony Byrd, and Isiah Hester. Councilwoman Carol Berz was not present. Others present were Emily O'Donnell, City attorney, and Keren Campbell, Council Support Specialist.

Others in Attendance

Regional Planning: Karen Rennich, Interim Director; Mayor's Office: Joda Thongnopnua, Chief Policy Officer.

Approval of Minutes

On motion of Vice-Chairman Smith and seconded by Councilman Hester, the minutes of the last meeting (August 6, 2021) were approved as published.

Ordinances (Final Reading) – Agenda Item 5A

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

Ordinances (First Reading) – Agenda Item 6A

Ms. Rennich briefed the Council on this item. She also noted that a PUD related to this case is listed later on the agenda. Councilman Ledford advised that a community meeting was held at the Hamilton YMCA prior to the Planning Commission meeting about the conditions of this rezoning. There was no opposition at that meeting. Upon no further comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6B

Ms. Rennich briefed the Council on this item. She noted receiving three emails from the Opposition for this rezoning. Councilman Ledford noted a community meeting that took place on this rezoning. As he works with the engineer, Councilman Ledford anticipates an alternate version of this ordinance to address some of the concerns of the Opposition. Upon no further comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6C

Ms. Rennich briefed the Council on this item. She noted that there was one email in opposition to this rezoning. The condition was redefined during the Planning Commission meeting. There were also prohibited uses added. Councilman Byrd requested to see the street view for this rezoning. Upon no further questions, the issue was closed.

Ordinances (First Reading) – Agenda Item 6D

Ms. Rennich briefed the Council on this item. She noted that there was Opposition at the Planning Commission meeting. Councilman Ledford explained the process of working with the Applicant in dealing with a denial recommendation. In this case, the RT/Z zoning became an acceptable option for the Applicant. Councilwoman Coonrod commented on how she would like the community to look and having a diversity of options is needed in the community.

Ordinances (First Reading) – Agenda Item 6E

Ms. Rennich briefed the Council on this item. She reminded the Council of recent changes to the C-3 zone and the standards for planned urban developments. She indicated that this was the first case of the new C-3 zone with development standards. She noted the requirement of a site utilization plan showing the height requirements and uses of the rezoning. Councilman Ledford and Councilwoman Coonrod made comments in support of this District 9 development. Upon no further comments, the issue was closed.

Resolutions - 7E, 7F, 7G & 7H

There were no questions or comments on these items. Therefore, the issues were closed.

Zoning Assessment Update

Ms. Rennich updated the Council on the zoning assessment. Since the last update during the budget hearing, a meeting was set to finalize action steps and the schedule. Mr. Thongnophua confirmed that Administration will bring the assessment before the Council within the next two months.

Adjournment

There being no further business, Councilman Ledford adjourned the meeting.