

# PLANNING AND ZONING COMMITTEE MINUTES

April 5, 2016

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## **In Attendance**

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Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 3:11 p.m. in the Council Assembly Room. A quorum was present, including Council Chairwoman Carol Berz, Vice Chair Moses Freeman and Councilmen Chris Anderson, Russell Gilbert, Larry Grohn, Chip Henderson, Jerry Mitchell and Ken Smith. City Attorney Wade Hinton and Deputy City Attorney Phil Noblett rotated at 3:20 p.m.

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## **Others in Attendance**

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Regional Planning: John Bridger, Executive Director; Economic and Community Development: Gary Hilbert, Director, Land Development; Council Office: Nicole Gwyn, CMC, Clerk, and Keren Campbell, Council Support Specialist.

## **NEXT WEEK'S AGENDA: April 12, 2016**

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

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Mr. Bridger briefed the Council on this rezoning request to build 13 townhouses, 2-3 stories high. Staff had concerns about the height; therefore, conditions were added. Councilman Smith noted that photos are no guarantee of how the property will be built. Mr. Bridger responded to questions on the variance for stormwater setback, existing stormwater conveyance and rezoning to C-5 and M-2.

*(Councilman Freeman stepped out and returned momentarily.)*

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

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Mr. Bridger briefed the Council on this request to rezone 6.2 acres to C-5 and M2 for a warehouse development. A discussion ensued about the conflict with the adopted plan in the area, opposition to a commercial entrance through a residential neighborhood, and the community's opposition to M-2 zoning. No opposition was present.

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

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Mr. Bridger briefed the Council on a rezoning request regarding signage replacement and design restrictions on a property on Gunbarrel Road. He noted that no opposition appeared before the Planning Commission on this item. No opposition was present.

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

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Mr. Bridger briefed the Council on this rezoning item to expand eight acres from R-1 to M-1. He noted that residents and the applicant met and came up with the conditions. He also noted that Staff recommended denying M-2, approving M-1 with conditions, striking condition #3 and tweaking language on condition #1. Mike Price, on behalf of the developer, specified that the correct development name is Magnolia Creek. No opposition was present.

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

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Mr. Bridger briefed the Council on this agenda item requesting a rezone from R-1 Residential Zone to C-5 Neighborhood Commercial Zone. A discussion ensued about the option of O-1 zoning.

Councilman Hakeem afforded an opportunity for the following members of the Opposition to address the Council:

- Lamar Threat (Edgmon Forest Lane)
- Walter Evans (Edgmon Forest Lane)

Mr. Threat brought ballots from the neighborhood association's vote on the matter. A discussion ensued with Mr. Evans about the two votes taken by the neighborhood association on this matter and the wording on the ballot that Councilman Grohn felt was incorrect. Further discussion ensued about the option of O-1 zoning.

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

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Mr. Bridger briefed the Council on this agenda item to rezone a portion of property on Silverdale Road from R-1 Residential Zone to C-2 Convenience Commercial Zone. Councilman Grohn called a *point of clarification* on the location. A discussion ensued about the landscaping at the site. No opposition was present.

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

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Mr. Bridger briefed the Council on this agenda item to rezone specific properties from R-4 Special Zone to C-3 Convenience Commercial Zone, subject to certain conditions. Mr. Bridger responded to questions on RTZ zoning: how it differs from R2 zoning and if duplexes are allowed. No opposition was present.

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

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

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**Ordinances (First Reading) – Agenda Item I**

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There were no questions on this item regarding a charter amendment regarding the position of the Management Analyst. Therefore, the issue was closed.

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

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Councilman Anderson requested a presentation on this agenda item next week to discuss the final proposed legislation. The City Attorney agreed.

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**Adjournment**

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Councilman Hakeem adjourned the meeting at 4:34 p.m.