

# PLANNING AND ZONING COMMITTEE MINUTES May 3, 2022

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## **Call to Order**

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Chairman Darrin Ledford, called the meeting to order at 3:02 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present, which also included Councilman Chip Henderson, Vice Chair Raquetta Dotley and Councilpersons Jenny Hill, Carol Berz, Ken Smith, Isiah Hester, Demetrus Coonrod, and Marvene Noel. Others present were Emily O'Donnell, City Attorney, and Kyana Grady, Council Administrative Assistant.

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## **Others in Attendance**

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Regional Planning: Karen Rennich, Deputy Director

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## **Approval of Minutes**

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**On motion of Councilwoman Hill**, and seconded by Councilman Smith, the minutes of the last meeting (April 5, 2022) were approved as published.

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## **Next Week's Agenda:**

***May 10, 2022***

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

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Ms. Rennich updated the Council on this item. Councilman Henderson requested clarification on the business hours. Councilwoman Hill requested clarification regarding item 3. Upon no further questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Councilman Henderson expressed concern about the maximum height of the apartments. Ms. Rennich agreed to reach out to the Applicant to regarding the height restriction. Upon no further questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Upon no questions or comments, the issue was closed.

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## **Ordinances (First Reading) – Agenda Item 6D**

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Ms. Rennich briefed the Council on this item. Councilman Smith questioned the revision to the ordinance. Upon no further comments or questions, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Councilman Smith requested clarification on lifting of the conditions. Upon no further questions or comments, the issue was closed.

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

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Ms. Rennich briefed the Council on this item. Councilman Smith questioned the reason for increasing the number of units. Upon no further comments or questions, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Chairman Ledford requested clarification on the conditions. Upon no further questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Councilman Hester informed the Council that the neighborhood is divided on this rezoning; therefore, this item may need to be deferred. Upon no further questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Item 6K & 6L**

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Ms. Rennich updated the Council on these items. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Councilwoman Noel asked Ms. Rennich to reach out to the Applicant. Ms. Rennich agreed. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Councilwoman Noel informed the Council that she met with the neighborhood association, and they have come to a resolution on this project. Upon no questions or comments, the issue was closed.

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

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Ms. Rennich updated the Council on this item. Councilwoman Noel requested Ms. Rennich to reach out to the Applicant. Upon no questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Item 6Q, 6S, 6T & 6U**

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Ms. Rennich updated the Council on these items. Upon no questions or comments, the issues were closed.

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

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Ms. Rennich gave a presentation on Accessory Dwelling Units. The presentation covered the following topics:

- Parking
- Home Occupation
- Number of Units
- Intent
- Applicability
- Ownership
- Permitted Use
- Review

The following questions and concerns were addressed:

- Possibility of increasing square footage (Vice Chair Dotley)
- Date when the ordinance would be added to the agenda (Councilman Henderson)
- R-2 zoning details (Councilwoman Coonrod)
- Design standards (Chairman Ledford)
- Regulations and restrictions (Councilwoman Berz)
- Double lots and subdividing the property (Councilwoman Berz)
- Questions enforcement of regulations (Councilwoman Berz)
- Practical affordable housing unit ordinance (Councilwoman Hill)
- Exclusions of ADU in R-2 zoning. (Councilwoman Hill)
- Height regulation in regard to garage and attic apartments (Councilman Henderson)

Chairman Ledford scheduled a Planning and Zoning Committee meeting next week, May 10<sup>th</sup>, for further discussion of the ADU ordinance.

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**Adjournment**

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There being no further business, Chairman Ledford adjourned the meeting at 3:56 pm.