

PLANNING AND ZONING COMMITTEE

April 25th, 2017

6:30 p.m.

Members Present: Bettye King, Gerald Ellis, James Lott, Rosemary Horne, Christine Whitton, Lisa Shoemaker, Benji Barham

City Officials Present: Roy Edwards, Community Development

Minutes Recorded By: Lauren Chamblee, Community Development

Call to Order

The meeting was called to order at 6:30 p.m. by Mrs. King.

Consideration and Approval of Minutes

Minutes of the meeting on March 28th, 2017 were brought forward for review -

Motion by Rosemary Horne to approve as presented

Second by Gerald Ellis

Unanimous approval

New Considerations

Conditional Use - CPSD, Lovett Elementary - 2002 Northside Drive

Upon presentation by Roy Edwards -

Christine Whitton spoke regarding the homes behind the school - she has meet with the HOA in the Lovett neighborhood and they would ultimately like to see Lovett Elementary fenced in to prevent it from being used as a "cut through" in that area.

Mr. Keys, with Engineering Services representing this project, stated he will pass that along to the school board.

Motion by Christine Whitton to approve the master plan of the three modular buildings along with a request that the area behind them that backs up to Glendale Street be privacy fenced.

Second by James Lott

Unanimous approval

Conditional Use - James Carter/Havana Nights - 1004 Hampstead Blvd.

Upon presentation by Roy Edwards -

Gerald Ellis asked if the conditional use was for the bar area and was Mr. Carter aware that 75% of the sales had to be made from food to serve alcohol.

Mr. Carter stated he is aware of that

Motion by Lisa Shoemaker to approve as presented

Second by Rosemary Horne

Unanimous approval

Conditional Use - Dr. Vicky Pilkington/Rejuvenation Medi Spa - 901 Highway 80 East

Upon presentation by Roy Edwards -

Gerald Ellis asked Dr. Pilkington if she was just opening this business

Dr. Pilkington stated she opened in December of 2016 and was unaware at that time a conditional use would be required to add therapeutic/medical massage services to her existing medical business and at the time she opened she did not have the staff to add those services

Motion by Rosemary Horne to approve as presented

Second by Lisa Shoemaker

Unanimous approval

Dimensional Variance/Certificate of Appropriateness - Ronald Morton - 104 East Main St

Upon presentation by Roy Edwards -

Ronald Morton presented his request and the three alternatives to that request should this not be granted.

Brenda Parker (100 Heights Drive) asked if the yellow house would be Mr. Morton's office

Sara Hogue (608 East Leake Street) has concerns regarding pedestrians that use Main Street to walk/run and traffic increasing in that area

Mary Hogue (711 Dunton Road) feels the measurements are incorrect and has concerns about people exiting the existing driveway, thinks a traffic study should be done

Debbi Tilliman asked how far the Historic District extends

Jerrell Hutson (403 W. Madison Street) stated that his daughter has lived in that house for 13 years and you can turn left or right out of the existing driveway

Debbi Tilliman asked if parking would be in the front and back

Mr. Morton stated there would be parking in both areas with ADA accessibility in the back

Bill Quisenberry (305 E. Main Street) stated he is opposed to residential to commercial and any further commercial development in the East Historical District

Beverly Oliver (501 Oakwood Drive) also opposed to further commercial development in the East Historical District and feels that the Ordinances need to be reviewed/revamped. She prefers option one Mr. Morton presented to the other three alternatives he presented.

Mary Hogue asked what this property is currently zoned.

Chris Hoffman (1823 Kickapoo Road) stated it is zoned OTC - a mixed use district

Mary Hogue stated she is also opposed to further commercial development

James Lott asked Mr. Morton to speak on the Charrette

Mr. Morton spoke on the Charrette as it relates to his variance request

Gerald Ellis stated, as he understood from the last request made by Mr. Morton that he wanted to be on a main thoroughfare

Mr. Morton stated his concern has always been about ease of direction for his clients

Gerald Ellis stated this area is a mixed use and agrees with granting this request if it meets all the requirements but, he feels that granting too many variances opens the door to more and more requests for them because they have been granted to others

Lisa Shoemaker stated that the brick structure in the street is a desirable thing for this area - that residents lobbied the City and Federal Government for them so this area could be a "quiet zone."

Motion by Benji Barham to approve as presented

Second by James Lott

2 opposed - Lisa Shoemaker, Gerald Ellis

4 approve - Rosemary Horne, Christine Whitton, James Lott & Benji Barham

Other Business

Runnells Insurance - Discussion

Gerald Ellis stated that he doesn't believe this committee had all the information needed to make an informed decision when Runnells Insurance was brought before them - no conditional use or dimensional variance request was applied for.

Bettye King asked if this was something that could be sent back to the Mayor and Board of Aldermen

Roy Edwards stated that it is the recommendation of the City Attorney that we do not

Gerald Ellis stated the City Attorney does not govern the Planning & Zoning Commission

Benji Barham asked if this committee even had recourse in this

Christine Whitton stated a mistake was made but that doesn't mean we should be trying to shut down a business

Motion by Gerald Ellis to send Runnells Insurance to the Mayor and Board of Aldermen for review

Second by Lisa Shoemaker

3 opposed - Rosemary Horne, Christine Whitton, James Lott

4 approve - Lisa Shoemaker, Gerald Ellis, Benji Barham, Bettye King

Next Meeting

The next meeting will be May 23rd, 2017

Adjournment

Motion by Christine Whitton to adjourn at 7:50

Second by Rosemary Horne