

Planning Commission



Minutes of the Thursday, January 21, 2016 Meeting

Members of the Planning Commission

Woods Burnett

Chairman

Leonard Carter, Jr.

Bob Clark

Richard Fletcher

Timothy V. Key

JoAnn McKie

Larry Watts

REGULAR MEETING

1. **Call to Order** – The regular meeting of January 21, 2016, having been duly publicized, was called to order by Chairman Woods Burnett at 7:00 p.m. Chairman Burnett thanked the members of the public present for attending the meeting and encouraged them to return to future meetings.
2. **Roll Call** – Members present were Chairman Burnett and Commissioners Richard Fletcher, Tim Key, JoAnn McKie and Larry Watts. Commissioners Len Carter and Bob Clark were absent. Also in attendance were Scott Sterling, AICP, Director of Planning and Development; Christine DeCamp, AICP, Planner; the applicants and their representatives; members of the public; and the press.
3. **Approval of Minutes** – The minutes of the Regular Meeting of December 17, 2015 were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application RZM 15-005** – A request by Glen F. Thompson, representing Joseph S. and Christina D. Mondy, to rezone ±0.70 acres of land located at 1003 and 1007 Carolina Avenue, Tax Parcel Numbers 007-06-16-011 and 007-06-16-012, from R-14, Large Lot Single-Family Residential to R-10, Medium Lot, Single-Family Residential.. A Planning Commission recommendation to City Council is required.

Public Hearing – Chairman Burnett briefly reviewed the Commission's public participation guidelines and opened the public hearing at 7:01 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZM 15-005.

Glen F. Thompson, 444 E. Shoreline Drive, the applicants' representative, briefly reviewed the map amendment request and his plans to purchase and develop the property if the rezoning request is approved. Mr. Thompson provided a photo of a residential structure

that is similar to what he is proposing to build on the three lots. His contract to purchase the property is contingent on rezoning approval.

Chairman Burnett briefly reviewed the Planning Commission's meeting participation guidelines and opened the floor to the public.

Public comments were received from the following individuals who asked questions and commented on: the historical significance of the project site; potential property value impacts of the proposed rezoning; permitted uses and building setbacks in the R-10 district versus permitted uses and setbacks in the R-14 and the R-7 districts; the impact on the view enjoyed by current nearby property owners if the property is developed; concerns regarding increased traffic congestion and planned access to the property, if developed; concerns regarding increased density and infill development; the plans for the property if the rezoning is or is not approved; and the rezoning process. Some of the speakers indicated it would be acceptable if the two existing lots are developed; other speakers stated their opinion that the property should not be developed at all, but preserved as historic.

Milledge Murray, 1202 West Avenue
Brad Nichols, 116 W Arlington Heights
Beverly Nichols, 116 W Arlington Heights
James Buird, 1011 Hampton Terrace
Ken Powell, 320 Clay Street
Terri Turner, 118 W Arlington Heights

Mr. Sterling and Mr. Thompson and Matt McGee, 484 Shoreline Drive, the proposed homebuilder, responded to all questions and comments.

Chairman Burnett closed the public hearing at 7:32 p.m.

Consideration of Application RZM 15-005 – Commissioners discussed the general intent of the proposed rezoning, the applicants' plan for future use of the property, private property development rights, and potential impacts to the neighborhood. They discussed infill development as a goal of the City's current Comprehensive Plan. Commissioners also discussed the proposed building design, confirming that the houses will have crawl spaces and a two car carport that can be upgraded to a garage behind each house; the planned rear shared access to the three lots off of Arlington Heights; the fact that there are currently no sidewalks on Arlington Heights near the site. Commissioners acknowledged that, while the builder will be required to follow all building codes and setback requirements, there is nothing to hold the owner and builder to their current plans. Finally, Commissioners reminded the citizens and the applicant that zoning approval is a two-step process. The Commission's recommendation will move forward to the City Council for final action.

Commissioner Watts moved to recommend that the City Council approve the request by Glen F. Thompson, representing Joseph S. and Christina D. Mondy, to rezone ±0.70 acres of land located at 1003 and 1007 Carolina Avenue, Tax Parcel Numbers 007-06-16-011 and 007-06-16-012, from R-14, Large Lot Single-Family Residential to R-10, Medium Lot Single-Family Residential.

Commissioner McKie seconded the motion. The motion passed 3-2, with Chairman Burnett and Vice-Chairman Fletcher voting no.

6. **Application RZM 15-006** – A request by M. Vernon Smith, representing KCK Properties, LLC, to rezone ±1.10 acres of land located west of West Martintown Road, Tax Parcel Number 002-08-03-027, from R-7, Small Lot, Single-Family Residential to OC, Office Commercial. A Planning Commission recommendation to City Council is required.

Commissioner McKie recused herself from consideration of this agenda item and left the Council Chambers.

Public Hearing – Chairman Burnett opened the public hearing at 7:58 p.m.

Mr. Sterling reviewed the application as outlined in Staff Report RZM 15-006.

M. Vernon Smith, 1105 Fury's Lane, Martinez, the applicant's representative, briefly reviewed the map amendment request and the owner's plans to combine this parcel with his adjoining parcel that fronts West Martintown Road and is currently zoned OC. In order to combine the lots, they must be in the same zoning district. Once combined, the property may be sold and developed as an assisted living facility.

Tim Monaco, 557 Plantation Drive, asked the applicant if any plans were available showing property access or any proposed driveways.

Mr. Smith stated that all design plans are preliminary at this point, but will be clarified before the development application is submitted.

There were no other public comments. Chairman Burnett closed the public hearing at 8:06 p.m.

Consideration of Application RZM 15-006 – Commissioners discussed the creation of the landlocked parcel that is proposed for rezoning; permitted uses in the OC, Office Commercial district, noting that the proposed use, an assisted living facility, is a conditional use in the OC district; and potential impacts and benefits of the proposed rezoning.

Mr. Sterling and Mr. Smith responded to all questions and comments.

Commissioner Key moved to recommend that the City Council approve the request by M. Vernon Smith, representing KCK Properties, LLC, to rezone ±1.10 acres of land located west of West Martintown Road, Tax Parcel Number 002-08-03-027, from R-7, Small Lot, Single-Family Residential to OC, Office Commercial.

Commissioner Watts seconded the motion. The motion passed 4-0, with Commissioner McKie's recusal.

7. Staff Reports – Mr. Sterling:

- Referenced the December monthly report as well as supplemental reading material included in the Commission agenda packet.
- Updated Commissioners on the 2015 Comprehensive Plan – Stantec has provided some preliminary documents for Scott's review that will be shared with Commissioners within the week. Chairman Burnett requested that the consultants meet with the Planning Commission before the February 18 meeting, if possible.

8. Adjourn – Prior to adjournment, Vice-Chairman Fletcher requested to opportunity to speak from the podium. In his remarks, Vice-Chairman Fletcher reflected on his 30 years of service to the Planning Commission and noted many of the successes and challenges the City and the Planning Commission have faced. He expressed his appreciation of and respect for the work of his fellow Commissioners and also the Planning and Development staff.

Following Vice-Chairman Fletcher's remarks, each of the Commissioners in the Chambers and the Planning Director responded in turn offering their appreciation of his many and valued contributions to the City as the longest-tenured member of the Planning Commission.

Chairman Burnett adjourned the meeting at 8:28 p.m.

Respectfully Submitted,

Scott Sterling, AICP, Director
Department of Planning and Development
Secretary to the Planning Commission