



Meeting Minutes - Final
Planning and Zoning Commission

Monday, February 12, 2018

6:00 PM

Council Chambers

1. Roll Call

Present: 13 - Joel Powell, Tom Bartlett, Tom Bartlett, Leslie Lightfoot, Leslie Lightfoot, Monty Bye, Earl Rice, Earl Rice, Cheri Harrington, Cheri Harrington, Denny Campo, David Monroe and David Monroe

Also Present: 4 - Terri Graham, Joey Staubes, Russell Martin and Caitlyn Walsh

2. Call to Order

Board Chairman Joel Powell called the meeting of Planning and Zoning Commission to order at 6:00 PM.

3. Business

A. Public Hearing - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC - ***This Item is to be tabled to the April 9, 2018 Planning and Zoning Board Meeting at the request of Community Development staff due to the submittal of new project information just prior the development of the agenda.***

Sponsors: Norton and Bartlett

A motion was made by Boardmember Leslie Lightfoot to table Zoning Request Z17-014, a Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space on 8.7 Acres in Land Lots 880 & 881 at 2800 & 2810 Spring Road by Westplan Investors Acquisitions, LLC; seconded by Boardmember, Monty Bye. This Item is to be tabled to the March 12, 2018 Planning and Zoning Board Meeting at the request of the applicant.

The motion to table the rezoning carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

B. Public Hearing - Zoning Request Z17-015 - Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic - 0.59 Acres, Land Lots 631 and 632 - 1763 Spring Street & 2808 Madison Street - PWH Engineering, Inc.

Sponsors: Bye and Blackburn

A motion was made by Boardmember David Monroe to table Zoning Request Z17-015, a Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic on 0.59 Acres, in Land Lots 631 and 632 at 1763 Spring Street & 2808 Madison Street by PWH Engineering, Inc.; seconded by Cheri Harrington. This Item is to be tabled to the March 12, 2018 Planning and Zoning Board Meeting at the request of the applicant.

The motion to be table the Zoning Request carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

- C. **Public Hearing** - Zoning Request Z17-021 - Rezoning from GC to MU-Conditional for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC - ***This Item is to be tabled to the April 9, 2018 Planning and Zoning Board Meeting at the request of the applicant.***

Sponsors: Norton and Bartlett

A motion made by Boardmember Tom Barlett to table Zoning Request Z17-021, a Rezoning from GC to MU for the development of a mixed use project on 10.4 Acres in Land Lots 845 & 846 at 3110 Sports Avenue by JLB Realty, LLC; seconded by Earl Rice. This Item is to be tabled to the March 12, 2018 Planning and Zoning Board Meeting at the request of the applicant.

The motion to table the rezoning carried the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

- D. **Public Hearing** - Zoning Request Z18-003 - Rezoning from R-20 to RAD-Conditional for the development of 43 single-family homes at a density of 3.8 units per acre - 11.3229 Acres - Land Lots 340, 341 & 380 - 3305 & 3311 Old Concord Road - CS Realty Group, LLC - ***This will be tabled to the April 9, 2018 Planning and Zoning Board Meeting at the request of the Community Development staff.***

Sponsors: Blackburn and Bye

A motion was made by Boardmember David Monroe to table Zoning Request Z18-003, Rezoning from R-20 to RAD-Conditional for the development of 43 single-family homes at a density of 3.8 units per acre on 11.3229 acres in Land Lots 340, 341 & 380 at 3305 & 3311 Old Concord Road by CS Realty Group, LLC; seconded by Cheri Harrington. This Item is to be tabled to the March 12, 2018 Planning and Zoning Board Meeting at the request of the applicant.

The motion to table the rezoning carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

- E. **Public Hearing** - Plat approval with variances for two residential lots - 0.946 Acres - Land Lot 527 - 1272 Hayes Drive - JW Hall Custom Building

Sponsors: Norton

Mr. Rusty Martin, Community Development Senior Planner, provided a presentation for 1272 Hayes Drive. The proposed plan was for a plat approval with several variances. The proposal was presented to the Planning and Zoning Board at this meeting and will be presented to the Mayor and Council on February 19, 2018. The subject property consisted of two (2) lots and one is accessed from Hayes Drive and the other is landlocked. The applicant would like to reconfigure the lots so both lots would front on Hayes Drive. The combined total for both lots would equal 20,000 square feet and retain an R-15 zoning.

The three (3) Variances requested were: a reduction in lot width to 55 foot, a side setback from 10 foot to 5 foot and a driveway setback from 5 foot to 0 feet. The property would be adjacent to a RAD subdivision with five homes. The proposal had similar lot widths and side setbacks and the stream buffer in the rear of the lots would be left undisturbed. The proposed site plan was shown. The subject property would resemble the adjacent subdivision and have similar elevations. Currently, there is only one brick ranch on the property. Community Development recommended approval.

The applicant Josh Hall came forward to provide background information for this request. Upon settlement of the property contract, the applicant Josh Hall would like to begin the development on the adjacent property. Mr. Hall would continue with the same aesthetics on the lots as earlier proposed. All of the homes would be custom built with the rear of the property stream buffer unusable.

The Public Hearing was announced and no one came forward to speak.

Chairman Joel Powell questioned whether the applicant looked at tying this into the original development.

Mr. Hall replied he did, but it seemed senseless because he is close to obtaining a land disturbance permit for the adjacent subdivision.

A motion was made by Boardmember Denny Campo to approve the Plat approval with variances for two residential lots on 0.946 Acres in Land Lot 527 at 1272 Hayes Drive by JW Hall Custom Building; seconded by Boardmember David Monroe.

The motion to approve carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

4. Approval of Minutes:

A. Approval of the January 8, 2018 Planning and Zoning Board Meeting Minutes

A motion was made by Boardmember David Monroe to approve the January 8, 2018 Planning and Zoning Board Meeting Minutes; seconded by Monty Bye.

The motion to approve the minutes carried by the following vote:

Aye: 7 - Tom Bartlett, Leslie Lightfoot, Monty Bye, Earl Rice, Cheri Harrington, Denny Campo and David Monroe

5. Adjournment

6:16 PM

Board Chairman Joel Powell adjourned the meeting of the Planning and Zoning Commission at 6:16 PM