



Meeting Minutes - Final
Planning and Zoning Commission

Monday, August 14, 2017

6:00 PM

Council Chambers

1. **Roll Call**

Present: 8 - Ron Roberts, Joel Powell, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

Also Present: 3 - Ken Suddreth, Russell Martin and Heather Corn

2. **Call to Order**

Chairman Joel Powell called to order the August 14, 2017 meeting of the Planning and Zoning Board to order at 6:00pm.

3. **Business**

A. **[2017-214](#)**

Public Hearing - Zoning Request Z17-012 - Rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre - 5.487 Acres - Land Lot 558 - 3030, 3040 and 3050 Atlanta Road - John Wieland Homes and Neighborhoods. This item will be tabled to the September 11, 2017 Planning and Zoning Board Meeting at the request of the applicant.

Sponsors: Campo and Stoner

- Attachments:** [IssueSheet 2017-214 PZB.pdf](#)
[Zoning Vicinity Map_Z17-012.pdf](#)
[Land Use Vicinity Map_Z17-012.pdf](#)
[Rezoning Application_Z17-012.pdf](#)
[Site & Tree Plans_Z17-012.pdf](#)
[Building Elevations_Z17-012.pdf](#)

A motion was made by Boardmember Ron Roberts to table until the September 11, 2017 Planning and Zoning meeting at the request of the applicant, item 2017-214 for a zoning request (Z17-012) for the rezoning from LC and R-15 to RAD-Conditional for the development of 43 townhomes at a density of 7.83 units per acre on 5.487 Acres, Land Lot 558 located at 3030, 3040 and 3050 Atlanta Road by the applicant John Wieland Homes and Neighborhoods; seconded by Boardmember Leslie Lightfoot. The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

B. **[2017-314](#)**

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, 11,000 sq. ft. of retail space and

65,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC - This item will be table to the September 11, 2017 Planning and Zoning Board Meeting at the request of the applicant.

Sponsors: Norton and Roberts

Attachments: [Zoning Vicinity Map_Z17-014.pdf](#)
[Land Use Vicinity Map_Z17-014.pdf](#)
[Rezoning Application_Z17-014.pdf](#)
[Annexation Application_Z17-014.pdf](#)
[Legal Description_Z17-014.docx](#)
[Traffic Study_Z17-014.pdf](#)

A motion was made by Boardmember Cheri Harrington to table until the September 11, 2017 Planning and Zoning Meeting at the request of the applicant, item 2017-314 Zoning Request (Z17-014) for the rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 11,000 sq. ft. of retail space and 65,000 sq. ft. of office space on 8.7 Acres, Land Lots 880 & 881 located at 2800 & 2810 Spring Road by the applicant Westplan Investors Acquisitions, LLC.; seconded by Boardmember Ron Roberts. The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

C. [2017-252](#)

Public Hearing - Zoning Request Z17-013 - Rezoning from R-15 to RAD-Conditional for the development of four single-family residences at a density of 3.39 units per acre - 1.18 Acres - Land Lot 593 - 1505 & 1515 Spring Street - Neighborhood Commercial, LLC - This item will be table to the September 11, 2017 Planning and Zoning Board Meeting at the request of the applicant.

Sponsors: Hein Warren and Anulewicz

Attachments: [Staff Memo_Z17-013.pdf](#)
[Zoning Vicinity Map_Z17-013.pdf](#)
[Land Use Vicinity Map_Z17-013.pdf](#)
[Rezoning Application_Z17-013.pdf](#)
[Colored Site Plan_Z17-013.pdf](#)
[Site Plan_V.2_Z17-013.pdf](#)
[Building Elevations_Z17-013.pdf](#)
[Garvis Same Letter_07252017_Z17-013.pdf](#)
[Garvis Sams Letter_08142017_Z17-013.pdf](#)

A motion was made by Boardmember Emily Hein Warren to table until the September 11, 2017 Planning and Zoning meeting at the request of the applicant, item 2017-252, a zoning request (Z17-013) for the rezoning from R-15 to RAD-Conditional for the development of four single-family residences at a density of 3.39 units per acre on 1.18 Acres on Land Lot 593 located at 1505 & 1515 Spring Street by the applicant Neighborhood Commercial, LLC.; seconded by Boardmember Leslie Lightfoot.

The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

D. [2017-316](#)

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: Hein Warren and Anulewicz

- Attachments:** [Z17-015_Staff Memo.pdf](#)
[Zoning Vicinity Map_Z17-015.pdf](#)
[Land Use Vicinity Map_Z17-015.pdf](#)
[Zoning Application_Z17-015.pdf](#)
[Site Plan_Z17-015.pdf](#)
[Tree Plan_Z17-015.pdf](#)
[Water & Sewer Letter_Z17-015.pdf](#)
[Legal Description_Z17-015.docx](#)

A motion was made by Boardmember Emily Hein Warren to table until the September 11, 2017 Planning and Zoning Meeting at the request of staff, item 2017-316, a zoning request (Z17-015) for the rezoning from R-20 & GC to GC-Conditional for a veterinary clinic on 0.59 Acres, Land Lots 631 and 632 located at 1763 Spring Street & 2808 Madison Street by the applicant PWH Engineering, Inc.; seconded by Boardmember Cheri Harrington.
 The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

4. Approval of Minutes:

A. [2017-315](#)

Approval of the July 10, 2017 Planning and Zoning Board Meeting Minutes

Attachments: [07-10-2017 July 10, 2017 P&Z Meeting Minutes - FINAL .pdf](#)

A motion was made by Boardmember Earl Rice to approve item 2017-315 for the approval of the July 10, 2017 Planning and Zoning Board Meeting Minutes; seconded by Boardmember Ron Roberts.
 The motion carried by the following vote:

Aye: 7 - Ron Roberts, Leslie Lightfoot, Earl Rice, David Monroe, Emily Hein Warren, Cheri Harrington and Denny Campo

5. Adjournment

6:04PM

Chairman Joel Powell adjourned the August 14, 2017 meeting of the Planning and Zoning Board to order at 6:04pm.