

Planning and Zoning Commission
Meeting
February 21, 2022
(Revised by Karen Dill)

Members Attendance:

Jim Bailey
Ryan Biles
Karen Dill
Bill Coley

Others in Attendance:

Jeremy Gosdin
Trae Reed
Jim VonTungeln
Kelly Rather
Alice Bridges
Suzette Elmore

Meeting called to order at 6:00pm by Karen Dill.

January 18, 2022 minutes for the board of adjustments meeting and regular monthly meeting were presented and Ryan Biles made a motion to accept with one change. He was not present for the January meeting. Bill Coley 2nd and the motion was approved unanimously.

The incidental subdivision application was presented for Mike and Rhelinda McFadden. They purchased several lots behind their existing property located in Privett Park Subdivision and are wanting to combine them into one lot. Jeremy Gosdin recommended approving. Ryan motioned to approve. Jim Bailey 2nd. Motion approved unanimously.

Changes to the UDC regarding medium density areas, R-2. Jim VonTungeln has done research and has come up with some potential changes.

1. Change section 4.1.11 principal structure on lot to exempt congregate building arrangements and designated as multi-family
2. Change section 5.1.5e to read "All Large-Scale Developments"
3. Define multi-family development as one containing more than four units.
4. Define tri-plex and four-plex dwellings and place them in the table of permitted and conditional uses.
5. Revisit the submittal requirements for developments. Require a drainage analysis for all multi-dwelling developments. This should involve more than a simple elevation of the surface drainage on the lot. It should also take into account drainage basins above and below the property as well as increases in the rate of stormwater runoff due to paving and manicured lawns. Recommend large-scale development submittals be prepared by a professional engineer to protect the city residents and government.

Jeremy can draft up an ordinance form for the March City Council meeting. Jim VonTungeln stated there may be a way to do this without an engineer's analysis. An engineer can sign a no adverse impact

statement instead. If it is not a large scale development, it would not need a site drainage plan from the engineer. This would be anything under 3 acres. Jim VonTungeln believes the city would be protected with this plan. Trae Reed asked about what the difference was in the IBC and IRC. Ryan stated that a lot of it comes from intensity of risk. The more people in a building means there is a higher risk factor, therefore, building codes need to be more restrictive. Alice Bridges asked if revising the code would help Mr. Rather's timeline. Ryan answered that revising the code could possibly be done by the March City Council meeting. Ryan motioned for Jeremy to draw up the revisions of the UDC pertaining to this matter. Jim Bailey 2nd. Motion approved unanimously.

Karen Dill brought up a subject that was not on the agenda. Tim Lemons, an engineer for a client of Suzette Elmore, turned in an application last Wednesday at 4:15pm. Karen Dill, along with Jeremy Gosdin, received an email from Suzette Elmore on Thursday asking if the planning commission could approve the application in Monday's meeting. Some discussion was held and Karen suggested that since the deadline for the applications was normally 20 days out, that we could hold a special meeting to discuss the application. There was opposition from Trae Reed and Jim VonTungeln that we would be setting a precedent. Because of the special circumstance of the applicant, the commission agreed, with the exception of Ryan Biles, who would be out of town on that date, to hold a special meeting March 08 with the understanding that the application would have to be complete and the city engineer would have to have time to review the application. Mike Jones arrived 1 hour and 12 minutes into the meeting. Karen explained about the special meeting. He also agreed to attend.

Jeremy presented a recommendation on driveways being concrete or asphalt. The commission will look at this at a later date.

Jeremy went over the current building permits.

Meeting adjourned at 7:30.