



**Planning and Zoning
Commission
Minutes
October 3, 2024
Council Chambers
6:00 PM**



I CALL TO ORDER

Present: 5 - Glen Jaffee, Eddie Baird, Kathleen McIver, Greg Hardwick;
Jody Barry
Remote: 0 -
Absent: 0 -

Chairman Jaffee called the October 3, 2024 meeting to order at 6 p.m. Staff also in attendance : Planner III Jamie Kay Bennett, Senior Planner Barrett Chaix, and City Attorney Drew Smith. Chairman Jaffee welcomed the new members of the Commission, Eddie Baird and Greg Hardwick, and invited them to introduce themselves, which they did.

II PLEDGE OF ALLEGIANCE

III MINUTES OF PREVIOUS MEETING

1 MINUTES OF JUNE 20, 2024 PLANNING AND ZONING COMMISSION

A motion was made to approve the minutes as drafted.

RESULT: Passed
MOVER: Jody Barry
SECONDER: Kathleen McIver
AYES: Barry, McIver, Jaffee, Hardwick, Baird
NAYS: None

IV PUBLIC PERIOD

Chairman Jaffee asked if there was anyone from the public wishing to speak on a non-agenda item. City Council member Vance Guthrie addressed the Commission to welcome the new members.

V PUBLIC HEARING

2 DM WAIVER REQUEST WAIV(2024)-0002 (425 SYBELIA PARKWAY)

Mr. Chaix gave a presentation regarding the Waiver request and associated DRC staff report. The applicant, Steve Allen, was in attendance and indicated his willingness to answer questions. He also

added that the grade of the site made it challenging to developer per the DM standards, and led them to apply for the Waiver. Chair Jaffee asked if there was anyone in the audience to speak on this item. Seeing none, he brought the item back to the Commission for questions.

Commissioner Baird asked about the waiver process and eligibility. Jody Barry asked questions about the site grade, EV parking spaces, proposed use and parking ratio. Commissioner McIver expressed concern about the number of parking spaces provided, and sought clarification regarding the revision of the property's restrictive covenants. Commissioner McIver asked about the differences between the current site plan and a previous design. Chairman Jaffee also expressed concerns about the number of parking spots being sufficient for particular uses and stated that he would support a site design with buildings oriented more to the water.

A motion was made to approve the proposed waiver request based on the findings that the request meets the standards in Section 2.5.4(b)(4) of the Land Development Code.

RESULT:	Approved
MOVER:	Hardwick
SECONDER:	Baird
AYES:	Hardwick, Barry, Jaffee, Baird
NAYS:	McIver

VI OLD BUSINESS

Staff provided an update on the draft ordinances heard at the previous Commission meeting and their status at City Council.

VII NEW BUSINESS

Staff updated the Commission on development projects under review, and on new businesses opening within the City.

VIII OTHER BUSINESS THE COMMISSION DEEMS ADVISABLE

IX ADJOURNMENT

Chair Jaffee adjourned the meeting at 6:45 p.m.