

PLANNING & ZONING COMMISSION

Tuesday, February 28, 2017

White Oak City Hall

MINUTES

6:00 p.m.

MEMBERS PRESENT : Pete Sacciocio, David Puckett, Kenny Corbell, Joe Stephens,

MEMBERS ABSENT : Mike Spencer, Don Anderson, Chris Siegley

STAFF & GUESTS : Charlie Smith, Sherry Roberts

CALL TO ORDER

Chairperson Pete Sacciocio called the meeting to order at 6:02 p.m.

PRESENTATION/DISCUSSION from Alberto Salazar for a Special Use Provision (SUP) to build an accessory building for living quarters at Lot 22, C B Bell, more commonly known as 414 S. Sun Camp Rd., which is located in a Single Family 5.5 zoning district.

Mr. Salazar explained that his uncle would like to add an unattached building to the property because the house is extremely small for when they have visitors. He would like to add a 20 x 20 building with a restroom for visitors. The owners started the framework before realizing a special use permit was required.

OPEN PUBLIC HEARING to receive comments from the public regarding the Application for a Special Use Provision (SUP) to build an accessory building for living quarters at Lot 22, C B Bell, more commonly known as 414 S. Sun Camp Rd., which is located in a Single Family 5.5 zoning district.

Chairperson Sacciocio opened the public hearing at 6:07 p.m. There were no other citizens at the meeting to speak.

CLOSE PUBLIC HEARING

Chairperson Sacciocio closed the public hearing at 6:07 p.m.

CONSIDER AND/OR APPROVE Special Use Provision (SUP) to build an accessory building for living quarters at Lot 22, C B Bell, more commonly known as 414 S. Sun Camp Rd., which is located in a Single Family 5.5 zoning district.

There were no objections received by the surrounding property owners. Chairperson Sacciocio asked the other Board members for opinions. Chairperson Sacciocio stated he had several concerns. First, he is a big promoter of property rights; however, there are reasons behind the zoning ordinance. It might be that there will be a multiple-family property. This will be a small apartment; two-family dwelling. This is zoned single-family dwelling. The specific use permit will only give them permission to do this specific thing. If the property is sold in the future, the specific use permit will no longer exist.

City Coordinator Smith stated the building is required to have its own water meter and sewer connections just like a mother-in-law house. Chairperson Sacciocio stated that he is far enough away so it should not create any problems. He then questioned if it will have a separate electric meter. City Coordinator Smith answered yes; it will be its own separate entity.

Board member Corbell stated it would have been better to make it a remodel to tie it into the house. Board member Stephens stated it is a very tiny house with one bedroom.

Motion to approve made by Board member Stephens, seconded by Vice Chairperson Puckett. Carried unanimously.

DISCUSSION REGARDING Changes to parking regulations for residential districts

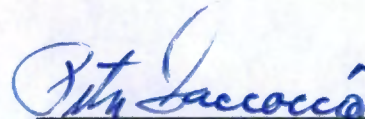
City Coordinator Smith explained he had a builder talk to him about parking regulations in regards to how at any single-family residence, all new homes are required to have a two-car enclosed garage. The Zoning Ordinance contradicts itself between the regulations in each single-family zoning and the development standards in off-street parking. The builder would like the option to build a carport versus a garage. White Oak is the only city around with these regulations. Chairperson Sacciocio stated that when the Board updated the 2009 Zoning Ordinance, this was not supposed to have been a requirement. City Coordinator Smith stated this will be placed on the next meeting agenda to discuss further.

CONSIDER AND/OR APPROVE minutes from the December 6, 2016 Planning & Zoning Commission meeting.

Motion to approve made by Board member Corbell, seconded by Board member Puckett. Carried unanimously.

ADJOURNMENT

Motion to adjourn at 6:33 p.m. made by Board member Corbell, seconded by Board member Puckett.



Pete Sacciocio
Chairperson

ATTEST:



Sherry Roberts, TRMC
Asst. City Manager/City Secretary