

PLANNING & ZONING COMMISSION

Tuesday, March 21, 2017

White Oak City Hall

MINUTES

6:00 p.m.

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

MEMBERS ABSENT : Chris Siegley

STAFF & GUESTS : Charlie Smith, Sherry Roberts, Kimberly Benson, Linda Grubbs, James "Buddy" Grubbs, Devin Brecheen, Melba Blood, Adam Thompson

CALL TO ORDER

Chairperson Pete Sacciocio called the meeting to order at 6:00 p.m.

PRESENTATION/DISCUSSION from Thompson Builders, LLC to rezone AB 38 W H Castleberry Survey TR 47 Sec 6 on E. Center Street from Single-Family 8 to Two-Family Residential to allow for duplexes to be built.

Adam Thompson explained to the Board and to the property owners in attendance that their intent was to have 50 foot lots facing Center Street in order to build new homes. This zoning district type would allow the Thompsons to build single townhomes or multi-family housing. Chairperson Sacciocio asked Mr. Thompson if it was their intent to go to two-family dwellings/duplexes. Mr. Thompson answered that this does not necessarily mean they will build duplexes, but this zoning type gives them the option; however, their intent is to build single-family homes like the new homes on Ron Boyett Street. He added that Thompson Builders hopes to clean up the area around this property and bring more value to that area.

Discussion between Mr. Thompson and guests was held regarding the development. There was confusion as to the purpose of requesting the two-family residential zoning if the intent was to build five single-family homes. Mr. Thompson answered the zoning change was to get 50 foot lots. City Coordinator Smith attempted to clarify that if Thompson Builders had intentions of building single-family homes, they could request a change to single-family (SF) 5.5 zoning rather than the duplex or townhomes and still have the 50 foot lots, which would prevent the construction of multi-family homes.

Chairperson Sacciocio clarified that the application is for a change from SF-8 to Two-Family Residential. He addressed Mr. Thompson by stating that the application was not requesting a SF-8 to a SF-5.5. Board member Spencer stated that the Board is not able to vote on anything except for what is requested. Further discussion was held regarding the differences in zoning designations.

Chairperson Sacciocio asked Mr. Thompson if he wanted to continue his presentation or resubmit with a different zoning request. Mr. Thompson answered that their objective is to get to 50 foot lots; therefore, he made the decision to resubmit the application in order to receive a SF 5.5 zoning. Chairperson Sacciocio reiterated to Mr. Thompson that if he submits for SF 5.5 he understands that this zoning does not allow duplexes. Mr. Thompson acknowledged that he understood.

OPEN PUBLIC HEARING to receive comments from the public regarding the request from Thompson Builders, LLC to rezone AB 38 W H Castleberry Survey TR 47 Sec 6 on E. Center Street from Single-Family 8 to Two-Family Residential to allow for duplexes to be built.

There was no reason to open and close a public hearing due to the confusion regarding the zoning application.

CLOSE PUBLIC HEARING.

CONSIDER AND/OR APPROVE request from Thompson Builders, LLC to rezone AB 38 W H Castleberry Survey TR 47 Sec 6 on E. Center Street from Single-Family 8 to Two-Family Residential to allow for duplexes to be built.

Motion died from the lack of a motion.

DISCUSSION regarding changes to parking regulations for residential districts.

Chairperson Sacciocio passed out pictures of houses with different parking examples to help board members make decisions about residential parking. Board member Spencer asked if there is a setback in the current zoning ordinance. City Coordinator Smith answered that in both the single-family (SF) 5.5 and SF-8, there is a 25-foot front-yard setback. Board member Spencer then asked if the City could limit the number of vehicles parked in front yards. City Coordinator Smith answered no, but the vehicles must be on an improved surface. There was a consensus that something needs to change in some of these neighborhoods because the parking has gotten out of hand.

CONSIDER AND/OR APPROVE minutes from the February 28, 2017 Planning & Zoning Commission meeting.

Motion to approve minutes made by Board member Spencer, seconded by Vice-Chairperson Puckett. Carried unanimously.

CONSIDER AND NOMINATE a board member to replace Don Anderson.

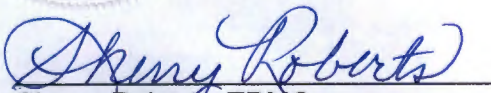
Item died for the lack of a motion. Members are to bring names for suggested nominations to the next meeting.

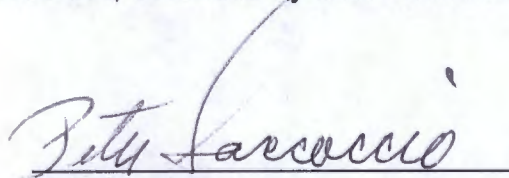
ADJOURNMENT

Motion to adjourn at 7:20 p.m. made by Board member Corbell, seconded by Board member Stephens. Carried unanimously.



ATTEST:


Sherry Roberts, TRMC
Asst. City Manager/City Secretary


Pete Sacciocio
Chairperson