

PLANNING & ZONING COMMISSION

Tuesday, April 17, 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, Stewart Brinkoeter, Kyle Kutch, Rob Thompson, Adam Thompson, Elke Crump, Steve Perry, Ms. Blood

CALL TO ORDER

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

PRESENTATION/DISCUSSION from:

- a. Thompson Builders, LLC to rezone AB 38 W H Castleberry Survey TR 47 Sec 6 on E. Center Street from Single-Family 8 to Single-Family 5.5.

Chairperson Sacciocio explained the difference in the SF-8 and SF-5.5 zoning districts. The SF-8 having a lot of 8,000 square feet and the SF-5.5 having a 5,500-square foot lot. The only thing up for discussion is the reduction of lot sizes.

Rob Thompson stated Thompson Builders is asking to rezone the property like his other properties where he has built homes on Ron Boyett, West Bingham, Oak Leaf, and Oak Run.

- b. Elke Crump on behalf of Patricia Penn for a Special Use Provision (SUP) to build an accessory building for living quarters at AB 38 W H Castleberry Survey TR 83 Sec 8 or more commonly known as 107 W. Old U.S. Hwy 80., which is located in a Local Retail zoning district.

Ms. Crump's son, Steve Perry, asked the Board how the property in the area is zoned local retail with so many homes. Chairperson Sacciocio explained that several years ago, the Board went through the zoning and cleaned it up to make it more uniform. The Board tried to do what was best for each area.

OPEN PUBLIC HEARING to receive comments from the public regarding the request from:

- a. Thompson Builders, LLC to rezone AB 38 W H Castleberry Survey TR 47 Sec 6 on E. Center Street from Single-Family 8 to Single-Family 5.5.
- b. Elke Crump on behalf of Patricia Penn for a Special Use Provision (SUP) to build an accessory building for living quarters at AB 38 W H Castleberry Survey TR 83 Sec 8 or more commonly known as 107 W. Old U.S. Hwy 80., which is located in a Local Retail zoning district.

Chairperson Sacciocio opened the public hearing at 6:09 p.m.

Stewart Brckoeter asked what the building criteria will be for the new building. City Coordinator Smith answered that it is required to be the same as any other residential home.

CLOSE PUBLIC HEARING

Chairperson Sacciocio closed the public hearing at 6:11 p.m.

CONSIDER AND/OR APPROVE request from:

- a. Thompson Builders, LLC to rezone AB 38 W H Castleberry Survey TR 47 Sec 6 on E. Center Street from Single-Family 8 to Single-Family 5.5

Board member Spencer said he has no objection to this issue.

Board member Spencer made the motion to approve. Chairperson Sacciocio explained that he has a problem with this issue. It is his opinion that this will cause spot zoning. Board member Spencer said there is limited use on the property and the depth is restricted. There would only be a 10-foot per lot decrease in width. Five single-family homes along the front is fine and while he is not a fan of multi-family dwellings, these are single-family homes. He believes it is an upgrade to the area and brings new construction to a blighted area. Vice-Chairperson Puckett has no objection to the issue. Board member Stephens seconded. Carried 4-1 with Chairperson Sacciocio opposing.

- b. Elke Crump on behalf of Patricia Penn for a Special Use Provision (SUP) to build an accessory building for living quarters at AB 38 W H Castleberry Survey TR 83 Sec 8 or more commonly known as 107 W. Old U.S. Hwy 80., which is located in a Local Retail zoning district.

Board member Spencer made a motion to approve, seconded by Board member Corbell. Vice-Chairperson asked about any safety issues with the oil well nearby. City Coordinator Smith explained that there are no problems in regards to distance from the oil well. The oil well prevents them from adding on to the residence. He stated his only concern is that there is no way to get a fire truck in and out. Steve Perry said the driveway is an easement to get to the tank battery. Board member Spencer asked if the gate will allow for emergency vehicles. Mr. Perry explained the gate was put there to keep people from dumping. Board member Spencer suggested taking down the gate after the house is built. Carried unanimously.

DISCUSSION regarding changes to parking regulations for residential districts.

Chairperson Sacciocio gave the guests a brief update regarding the previous discussion about parking regulations. Board member Spencer agrees this is an extraction that Chairperson Sacciocio assembled that caused good discussion. He personally would like to see what other cities do regarding parking. He further opined that Board members overstep their boundaries when homeowners are told what they can and cannot put in their own front yard. His point was the wheel does not need to be reinvented and staff can put together something from other communities from updated ordinances. Rob Thompson stated his main concern is that other cities do not require you to have a garage like White Oak. He stated there is conflicting ordinances when a two-car covered carport is required for duplexes, but a garage for a house. Chairperson Sacciocio stated several of the board members were against the garage when changes were made to the zoning ordinance. Board member Spencer requested that staff survey local communities regarding carports versus closed garages. He would like to see some research on what other communities do with setbacks, etc. and discuss the information at the next meeting.

Board member Spencer explained that we need to be prepared for when there is future development. He then stated that homeowner associations could restrict it. Rob Thompson stated that the developer could restrict this in the subdivision.

CONSIDER AND/OR APPROVE minutes from the March 21, 2017 Planning & Zoning Commission meeting.

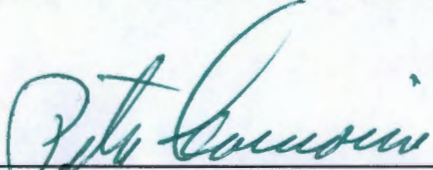
Motion to approve made by Board member Spencer, seconded by Vice-Chairperson Puckett. Carried unanimously.

CONSIDER AND NOMINATE a board member to replace Don Anderson.

City Coordinator Smith explained that since the City Council formally appoints members to City boards, the City Council will appoint his replacement.

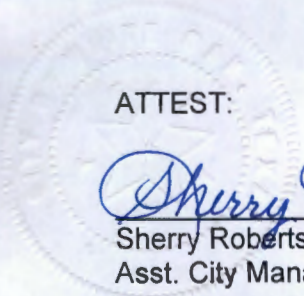
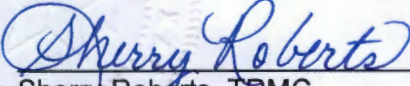
ADJOURNMENT

Motion to adjourn at 6:41 p.m. by Board member Corbell, seconded by Board member Spencer. Carried unanimously.



Pete Sacciocio
Chairperson

ATTEST:

Sherry Roberts, TRMC
Asst. City Manager/City Secretary