

Planning & Zoning Minutes
P/Z Room South City Hall
360 Rio Communities Blvd
March 1, 2018

Call to Order

- Chairman Teague called the meeting to order at 6:30 p.m.

Roll Call

- Present: Robert Teague, Dennis Kintzler, Lawrence Gordon, John Thompson and L.E. Rubin
- Also present: City Manager Bob Skerry and Deputy Clerk Pam Johnson

Approval of Minutes –

- L.E. Rubin moved to approve the minutes of February 15, 2018 as submitted. John Thompson seconded the motion and the minutes were approved on 5-0 vote.
- L.E. Rubin moved to approve the minutes of February 8, 2018 as submitted. John Thompson seconded the motion and the minutes were approved on 5-0 vote.

General Discussion –

- Bob Skerry showed the architects' plan for renovation of city hall which they presented at the last council workshop. He said FTB Architects is a 52-member group and four of them are landscape architects. He also said several architects were interviewed, and he recommended this group to council.
- John Thompson said he attended the presentation at the council workshop and saw that everything was just what P&Z talked about.
- Bob Skerry said the idea is to re-face the front of the building and landscape the sides of the building to create pocket parks. He said we could use some of the money we have for sidewalks for the parks.
- Bob Skerry reported that the county has been put on assigned risk by the Division of Finance Authority because they aren't happy about the way they've handled the senior center. He said they've asked if the city will be the fiscal agent for the center, so the service could be maintained for the senior community. He said it may be possible to update that building to look like city hall and he has asked the architects to start working on the fire station.
- Bob Skerry said he is thinking seriously about using a CDGB grant to get the architects to do a parks and open space plan. He said if he has a plan, he can go talk to legislators and other people about grant possibilities. He also said that now that we have rough plan, when we talk about a subdivision plan and negotiate with developers we'll know what we want.

Subdivisions

- Robert Teague asked if the developers of the proposed 64-lot subdivision know the things they need to change on their plat to get the subdivision approved.
- Bob Skerry said they do but they thought they could come in and get permission to start construction without making any changes because they're not used to subdivision regulations.
- Pam Johnson said she talked to a real estate agent who intends to apply for a zoning change. She said the current zoning is PD, so it will have to be re-zoned and the buyer is asking for commercial zoning. She said they would like to be on the agenda for the next meeting.

- Robert Teague said he will put “zoning” on the next agenda so that issue can be discussed.
- Bob Skerry said we will probably want to grant the zoning change and we can meet with the people, but we still have to notify all the property owners within 300’. He also said we’ll need to go through the subdivision regulations and add a spec sheet for roads and start highlighting things that may need to be changed.
- Lawrence Gordon asked about lighting.
- Bob Skerry said there are several lighting projects planned.

Parks and Trails – No discussion at this meeting

ADJOURN

- John Thompson moved to adjourn. Lawrence Gordon seconded the motion and the meeting adjourned at 7:48 p.m. on 5-0 vote.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Robert Teague, Chair

John Thompson, Vice Chair

L.E. Rubin, Secretary

Dennis Kintzler

Lawrence Gordon

Date: _____