

**Minutes of the Planning Board – Current Planning Committee
In-Person Meeting
March 14, 2022**

Members Present: Barbara Cromar, Jim Robertson (Chair)

Staff Present: Tyler Morrow, Planner II, Matt Manley, Planning Manager, Alexandra Hunt, Planner I, Terri Swann, Administrator III

Call to Order: 2:35PM

Adjourned: 3: PM

Current Planning Committee Meeting

A meeting was held at the City Operations Building located at 305 Williams St., ahead of the Planning Board Regular Meeting. The meeting topics included the following:

- Honda-Schroader CZD
- Apple Ridge – CZD
- Brooklyn Ave - RZO

Honda Schroader CZD

Matt Manley, Planning Manager, reviewed the project background with the Committee. Mr. Manley stated the City is in receipt of an application for a conditional zoning district from Casey Schroader's Honda and the applicant is requesting to rezone the subject property (PIN 9579-45-0902) located at 220 Michelle Drive. Mr. Manley stated that the site plan shows a two story 32,985 sq ft expansion on the current Schroader Honda site and that the expansion would include a space for sales and an office area. Mr. Manley stated that the addition is not de minimis and will put the total site over 50,000 sq ft threshold that triggers the CZD process. Mr. Manley reviewed the current land use and that it is very commercial in nature. Mr. Manley also reviewed the applicants condition to reduce the parking requirements given the nature of their business as motorcycles which require less space than vehicles. The Chairman asked about the number of employees and Mr. Manley stated that five sales people will be on site.

Apple Ridge – CZD

Tyler Morrow, Planner II, reviewed the project background. Mr. Morrow stated that the City is in receipt of an application for a conditional zoning district from The Housing Assistance Corporation, applicant, and Thomas H. and Sherry S. Thompson, property owners. Mr. Morrow stated that the applicants are requesting to rezone the subject property PIN 9579-74-0966 and located at 524 E. Prince Road from R-15 medium density to PRD CZD for the construction of a multi-family development consisting of 60 apartment units and 20 single-family dwellings on approximately 16.9 acres. The Chairman asked about the comprehensive plan consistency and stated that the proposed rezoning did not align and was not a recommended land use. The Chairman also asked about the traffic and if people would cut through. Mr. Manley stated that typically residential roads actually slow down traffic and should not encourage residents to cut through and to use the road as a new thoroughfare.

Member Cromar asked about building a public road and whether that road is constructed by the developer and will the city maintain it. Mr. Manley stated that the road would be built by the developer and dedicated to the city and will become a city maintained road. Member Cromar asked about the stormwater management plan and if it would be a 25 year flood. Mr. Morrow stated a 10 year flood event is what is required for stormwater management. Member Cromar asked how many entrances/exits are proposed. Mr. Morrow stated that there are two.

Brooklyn Ave - RZO

Matt Manley, Planning Manager, reviewed the project background.

Notice: This meeting was noticed to the public in accordance with all requirements. The meeting was also attended by one local resident and a member of the media.