

**Minutes of the Planning Board – Current Planning Committee
In-Person Meeting
January 10, 2022**

Members Present: Tamara Peacock, Barbara Cromar, Jim Robertson (Chair)

Staff Present: Tyler Morrow, Planner II, Lew Holloway, Community Development Director, Matt Manley, Planning Manager, Alexandra Hunt, Planner I, Terri Swann, Administrator III

Call to Order: 3:00PM

Adjourned: 3:50PM

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:

- 1027 Fleming St. RZO

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Tyler Morrow, Planner II, reviewed the staff presentation for 1027 Fleming St. RZO with the committee members. Mr. Morrow indicated that Staff was in receipt of a Zoning Map Amendment (Standard Rezoning) application from Andrew Riddle (applicant) and Hunting Creek Associates LLC, (property owners). Ms. Cromar, Committee Member, asked Mr. Morrow for clarification on whether the subject property was four parcels or one parcel. Mr. Morrow explained that the previous Special Use Permit required the four parcels to be one parcel so this RZO is one parcel to MIC. Mr. Morrow and Mr. Manley, Planning Manager, explained the change from Special Use districts to Conditional Zoning districts. Mr. Morrow stated that the Special Use permit as it relates to the subject parcel has expired and will need to go through either a Standard Rezoning or CZD process because the Special Use is tied to a specific site plan. Mr. Manley stated that the applicant should not discuss the specific uses or ideas for development under a Standard Rezoning as stated in the Zoning Ordinance. Ms. Cromar asked if the applicant proceeded with a Standard Rezoning could the applicant come back and subdivide the property. Mr. Morrow and Mr. Manley stated that the yes, the applicant could and if he wanted to subdivide the property in the future he would have to come back through the Planning Division to do so. Mr. Morrow reviewed the parcel maps and demonstrated the existing parcels and their previous zoning designations. Mr. Robertson, Chair, asked about the permitted uses in MIC specifically about restaurants. Mr. Morrow stated that restaurants is a special use within MIC and would need to go before the Board of Adjustment. Mr. Robertson asked whether a Walgreens could go on the parcel under MIC. Mr. Manley mentioned that market forces, like the amount of traffic in an area, drive bigger chains and would prevent some uses like a Walgreens from locating in certain areas. Ms. Cromar asked whether the previously approved site plan had a 5-story building and whether a 5-story building could be still be constructed. Mr. Manley confirmed the height requirement under MIC is 50ft. Mr. Robertson inquired about the lot across the street from the subject parcel. Mr. Morrow displayed Google Maps and GIS on the projector to view that parcel. Staff and committee members were able to look at the parcel which was vacant and owned by the County most likely in relation to the neighboring high school. Mr. Manley reminded that the purpose of this committee meeting is to

gather information and ask questions in order to gather additional information and to save any decision making discussion for the regular Planning Board meeting. The discussion on 1027 Fleming St. ended.

Mr. Manley stated that given the circumstances around this Standard Rezoning application, are there ways to create a more efficient process when someone has a site plan they were bound to and then instead wants to sell the parcel or use for a different use which would require that person to go through the CZD process. Mr. Manley pointed out that there are many benefits to a CZD process but to identify the downsides in order to create a more streamline process for staff, the applicant and the board. Ms. Cromar mentioned that it is important to keep in mind the public voice which is done through NCM's and the entire CZD process if there were areas to streamline certain applications.

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.