

**Minutes of the Planning Board – Current Planning Committee  
In-Person Meeting  
February 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: 2:30PM**

**Adjourned: 3:53PM**

**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:

- N Harper Dr – RZO
- Greenville Hwy - CZD

**N Harper Dr – RZO**

Tyler Morrow, Planner II, reviewed the project background with the Committee. Mr. Morrow stated that the City was in receipt of a Zoning Map Amendment application from Charles and Sheryl Osteen of AMJESS LLC (applicant and property owner). The applicant is requesting to rezone the subject property from R-15 to R-10. Mr. Morrow further explained that the subject property has a blue line stream that runs along the rear of the property and the property has a 100 year floodplain located within its boundaries. Mr. Morrow showed photos of the existing conditions of the subject parcel. The Chairman asked whether the property has recently been cleared and Mr. Morrow confirmed that it had been. The Chairman asked how many dwellings and/or what is the density for the current zoning district and if rezoned, what the density would be. Mr. Morrow explained that the requested zoning district would not be distinctly different than the existing zoning district. Matt Manley, Planning Manager, discussed the options under a PRD and if the applicant were to subdivide then they could place three units detached with three ADU's. Mr. Morrow also stated that would still be required to meet the setbacks. Mr. Manley reviewed the comprehensive plan consistency statement. Mr. Manley also stated that this is an example of lots that do not align with the zoning districts and how this makes it more difficult to have more infill development. The Chairman asked if this proposed project aligns with the comprehensive plan. Mr. Morrow confirmed that it does.

**Greenville Highway – CZD**

Matt Manley, Planning Manager, reviewed the project background. Mr. Manley stated that the City is in receipt of an application for a conditional zoning district from Joey Burnett of the Tamara Peacock Company (applicant) and Brett Barry (developer) and Noy Hensely of Hunting Creek Associates, LLC (property owners). Mr. Manley further stated that the applicants are requesting to rezone the subject property (PIN 9568-92-1924) located at 904 Greenville Highway at the corner of Chadwick Ave from GHMU to GHMU-CZD. Member

Cromar asked whether Chadwick Ave is a City maintained street and if so, could the City make improvements. Mr. Manley confirmed that it is a City maintained street and that the City can make improvements such as widening the sidewalks and pedestrian safety. Member Cromar asked whether there was a left turn lane on Chadwick Ave and Greenville Highway. Jim Robertson, Chair, asked about the design standards for this zoning district. Mr. Manley confirmed that there is not a left turn lane and reviewed the elevations with the Committee. Mr. Manley explained how the height of the buildings were calculated. The Chairman stated that the buildings across the street are two stories. The Chairman asked whether there would be bike storage given that this proposed development is limiting parking spaces. Mr. Manley showed the bike lockers on the site plan. The Chairman asked about moving the driveway to the back of the property. Mr. Manley stated that the developer is looking into whether that can be done. Member Cromar asked whether this project had an affordable housing aspect. The Chairman asked whether affordable housing could be made a condition. Mr. Manley stated that the zoning ordinance does not provide for any incentives or requirements for affordable housing but it is a goal in the comprehensive plan. Mr. Manley reviewed the proposed conditions and that some of the conditions are compliance related while others are architectural designs, the driveway location and the ROW dedication along Chadwick Ave.

### **Washburn Tract – CZD**

Matt Manley, Planning Manager, reviewed the project background. Mr. Manley stated that the City was in receipt of an application for a conditional rezoning from Mike Washburn (developer). The applicants are requesting to rezone the subject property located off Tracy Grove Road for the construction of a multi-family / single-family development consisting of 300 apartment units and 160 single family homes on approximately 162 acres with a density of 2.8 units per acre. Member Cromar asked where the proposed emergency exit was planned to go. Mr. Manley showed on the site plan where the proposed emergency exit is located. Mr. Manley explained that previous zoning approved a project which had a higher density per acre in 2008. Mr. Manley showed the site plan and stated that the developer has proposed to make improvements to Wilmont Drive. Mr. Manley reviewed the comprehensive plan consistency statement and reviewed the biodiversity of the site. The Chairman asked about the bog that is located on the site. Mr. Manley stated that the developer has mentioned restoring the wetlands. The Chairman asked about the connection to Oklawaha Trail and whether people living on Wilmont can access to the trail as well as the Ecusta Trail. Member Cromar asked about the height and the sun study and whether that will affect neighboring properties.

**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.