



Planning and Zoning Commission

Thursday, October 5, 2023

Minutes

I. CALL TO ORDER

Meeting called to order at 5:49pm on October 5, 2023

II. ROLL CALL	Present	Absent
Nikita Jamerson, Chair	<u> X </u>	<u> </u>
Shirley Wayne, Vice-Chair	<u> </u>	<u> X </u>
Rose Eichelberger, Vice Chair	<u> X </u>	<u> </u>
Patricia "Pat" Taylor	<u> </u>	<u> X </u>
Terrell "Teri" Buford	<u> X </u>	<u> </u>
Yolonda "Yonnee" Fortson	<u> </u>	<u> X </u>
Jeannine Roberts, Council Rep.	<u> X </u>	<u> </u>

Others Present: Kellie Shelton, Economic Development Coordinator
 Anni Dineen, Economic Development Research Assistant
 Aideen O'Brien, Building Department Administrative Assistant

III. APPROVAL OF AGENDA

- I. Motion: Commissioner Roberts
- II. Second: Commissioner Buford
- III. Discussion
 - a. Commissioner Roberts requests a correction be made to the agenda as it pertains to the Vice Chair. Currently it is listed as Commissioner Wayne when the Vice-Chair is Commissioner Eichelberger.
- IV. Result: Passes

IV. APPROVAL OF AUGUST 3, 2023 MEETING MINUTES

- I. Motion: Commissioner Robert
- II. Second: Commissioner Buford

- III. Discussion
 - a. None
- IV. Result: Passes

V. PUBLIC COMMENTS

No public comments

VI. PUBLIC HEARING – OLD BUSINESS

1. 15-31 ROBINSON CIRCLE PC23-0001

LOT CONSOLIDATION

Consideration of a request by Brian J. Fisher of THD Design Group, applicant on behalf of Hilltop Construction to consolidate nine lots into three lots for the purpose of new construction.

- I. Discussion
 - a. Kellie Shelton explains the proposal: there are 9 lots that Hilltop Construction is requesting a consolidation of. Per City ordinances, lots need to be at least 60 ft to be considered “buildable” lots. They are not buildable alone, but when consolidated from 9 into 3, they are buildable. The housing created on these lots will be R1 Residential Single-Family Housing. The staff recommendation is to approve this request.
- II. Motion: Commissioner Roberts
- III. Second: Commissioner Buford
- IV. Result: Passes

2. 2650 TYRELL PC23-0002

REDEVELOPMENT AND NEW ADDITION

Consideration of a request by Matt Poston of THD Design group on behalf of Sunnyland Development to redevelop the former YMCA into an Assisted Living Facility.

- I. Discussion
 - a. Kellie Shelton explains the proposal: this petition pertains to the old YWCA by Lions Park. The petitioner is requesting review of plans for a senior living facility. It is currently zoned properly as R-3 Residential. The staff recommendation is to approve.
 - b. Commissioner Eichelberger: Inquires as to how the developers will enclose the area or fence it.
 - c. Krellger: Explains that the property is to be fenced around the perimeter. There will be security measures in place such as badges and special IDs. The entrance drive is not intended to be gated.
 - d. Commissioner Roberts: Asks what will be in the entrance drive instead of fencing.
 - e. Krellger: Explains there will be a well-lit main entrance.
 - f. Commissioner Eichelberger: Asks how they will prevent people from coming on to the property from the park.
 - g. Krellger: Explains there will be access cards that only residents/staff have to enter through the gate by the park.
- II. Motion: Commissioner Roberts
- III. Second: Commissioner Eichelberger
- IV. Result: Passes

VII. PUBLIC HEARING – NEW BUSINESS

1. BUZZ WESTFALL PC23-0003

LOT SUBDIVISION

Consideration of request by R. Cory Spence of Grimes Consulting, Inc., applicant on behalf of T Westfall Plaza WCR MO LLC, etal. to subdivide Lot 7 in the Buzz Westfall Plaza to lots 7A1 and 7A2.

- I. Discussion
 - a. Cory Spence: Provides an overview of the project
 - b. Kellie Shelton: Explains the specifics of the lot subdivision. Lot 7 was previously subdivided into lots 7A and 7B. For the zoning requirements, they are requesting a subdivision of lot 7A into 7A1 and 7A2. Lot 7B will remain the same.
- II. Motion: Commissioner Eichelberger
- III. Second: Commissioner Buford
- IV. Result: Passes

2. BANK OF AMERICA PC23-0004

NEW CONSTRUCTION

Consideration of a request by Matt Dubray of Bank of America to construct a new single story traditional bank with a covered drive-up.

- I. Discussion
 - a. Matt Dubray: Provides overview of the project and proposal for Bank of America to come to that location.
 - b. Commissioner Eichelberger: Expresses concerns around Bank of America and their history when developing in historically underserved communities, as they have not been good stewards of the community. She asks what the bank will provide to the community that is fair and equitable.
 - c. Dubray: Explains that there is a community impact presentation that they can put together and provide to the Commission.
- II. Motion to table: Commissioner Eichelberger
- III. Second: Commissioner Jamerson
- IV. Result: Tabled

3. KYDDIE KARNVIAL PC23-0005

Interior Remodel

Consideration of a request by Alvah M. Levine of Levine Associates, applicant on behalf of Kyddie Karnvial to complete a remodel of 9600 Halls Ferry to be used as a Childcare center.

- I. Discussion
 - a. Brittany Washington: Explains that they've already been to the Plan Commission and received approval for their interior remodel in 2020. Due to COVID-19 and the death of their architect, the project was placed on hold.
 - b. Kellie Shelton: Explains that that is why they're on the agenda again, to make sure new plans are approved.
 - c. Commissioner Eichelberger: Asks if they currently have any locations in operation.

- d. Washington: Responds yes
- II. Motion: Commissioner Eichelberger
- III. Second: Commissioner Buford
- IV. Result: Passes

VIII. OTHER BUSINESS

1. STAR RESIDENCE III

New Construction Variances

The current project does not meet the required setbacks and height requirements. This project is recommended for referral to the Board of Adjustments committee.

- I. Discussion
 - a. Kellie Shelton: Explains that they do not meet the requirements and must go to the Board of Adjustment.
- II. Motion: Commissioner Jamerson
- III. Second: Commissioner Eichelberger
- IV. Result: Passes

IX. COMMISSION AND STAFF COMMENTS

- I. Commissioner Eichelberger: Requests Pledge of Allegiance be added to the agenda for next month.
- II. Tom Boldetti and Mr. Winkler: Ask about their proposal going through the plan commission. Kellie Shelton speaks to them and explains that it can go on the agenda for the following month but not this meeting.

X. ADJOURNMENT

- I. Motion: Commissioner Jamerson
- II. Second: Commissioner Buford
- III. Result: Passes, meeting adjourned at 6:30pm on Thursday, October 5th.