



PLANNING AND ZONING COMMISSION March 15, 2022

1. Call to Order: 7:03p

Roll Call-Commissioners present: Reid Stinnett, Mike Lunt, Derek Flake

Commissioners absent: Jeff Greer, Justin White

Staff: Joseph Jarvis, Scott Allen

2. Pledge and Prayer: Prayer Stinnett Pledge Flake

3. Call to the Public:

No comments

4. Commissioner Reports:

None

5. Approval of Previous Meeting Minutes:

A. MEETING MINUTES- February 15, 2022

Stinnett moved. Lunt Seconded. Approved unanimously by present Commissioners.

6. Discussion/ Action Items: (A and B were discussed after items 7 & 8)

A. Discussion of the table in Town Code Section 10-4-3 C.

Staff discussed details on the table and the Commission will review it further and it will be added to the next meeting. Those present were supportive of eliminating SP and adding PU to the table. Leave NC on the table.

B. Staff Comments

Staff shared responses to the inquires and concerns raised by the Commissioners at the February meeting. Furthest east gate of the new bike park is infringing on private property. Staff will research this further.

Jarvis stated that staff will now require all rezoning requests, special use permits, and variance requests to follow the process that the Town has been following for rezoning requests.

Allen mentioned our new process for handling CCRs. If we have issues, then they will be brought to the Commission for their consideration.

C. Discussion on the construction of a container home within the Residential Reserve Overlay
Staff provided a summary of the item. The applicant shared additional details. The Commissioners reviewed the applicant's plans and documentation. The applicant was asked about their footings and foundation. Staff will research adding this type of construction to the Town Code.

7. Open Public Hearing:

A. VARIANCE REQUEST: 202-38-025C: REID: TO ALLOW A CHANGE TO THE SITE PLAN, DIRECTION THAT THE HOME FACES

Allen presented details on this request and background information. The applicant's representatives shared their perspective. Staff, the applicant's representatives and the Commission asked questions, responded to questions, and discussed the request further.

B. SPECIAL USE PERMIT: 202-53-109: PAPA: TO ALLOW THE CONSTRUCTION OF A GARAGE WITH AN APARTMENT ON THE SECOND FLOOR

Staff presented details and so did the applicant. Staff informed the Commission that they are only considering whether to recommend for approval the additional residence. The encroachment of the setbacks was approved by the review committee for the neighborhood. This is due to the setback approval process implemented previously by the Town Council.

8. Close Public Hearing:

A. VARIANCE REQUEST: 202-38-025C: REID: TO ALLOW A CHANGE TO THE SITE PLAN, DIRECTION THAT THE HOME FACES

Stinnett expressed concern about the precedence that this request will set. The applicant's representative commented that other recently approved site plans are not placed parallel. The contractor expressed a willingness to implement this the alignment going forward but requested that this time that it be allowed. Stinnett, Lunt, and Flake all expressed comments on the request. Flake is supportive of the variance and recommends that the Town Code's wording be changed. Flake moved to recommend the variance to the Town Council and change the language of the Town Code about the direction that a manufactured home must face. Lunt seconded. Approved unanimously by present Commissioners.

B. SPECIAL USE PERMIT: 202-53-109: PAPA: TO ALLOW THE CONSTRUCTION OF A GARAGE WITH AN APARTMENT ON THE SECOND FLOOR

Stinnett supports the permit.

Lunt moved to recommend the permit to the Council. Flake seconded. Approved unanimously by present Commissioners.

9. Adjourn 8:32P