



PLANNING & ZONING BOARD MEETING MINUTES

**July 21, 2020 7:00 PM
TELECONFERENCE**

Call in Number:
(404) 902-5066

Call in Code:
326629

AGENDA

- A. CALL TO ORDER:** The meeting was called to order at 7:08 PM.
- B. ROLL CALL:** Vice Chairman Charles McFarland, Felicia Weinert, Amy Medford, P&D Director Shawanna Qawiy
- C. APPROVAL OF MAY 2020 MEETING MINUTES:** Vice Chairman Charles McFarland called for a motion to approve the May 2020 minutes. Felicia Weinert made a motion to approve, Amy Medford seconded and the motion passed 3/0.
- D. NEW BUSINESS**
PUBLIC HEARING: Proposed text amendments to amend the Clarkston Zoning Ordinance, Appendix A of the City Code of Ordinances, Article III-Administration-To Require a Site Plan for Rezoning Applications seeking the NR-3 designation.

Vice Chairman McFarland opened the public hearing to those who wished to speak on the text amendment request.

In opposition of the proposed text amendment, Brian Medford stated that entertaining any text amendments at this time would not uphold the City's original decision to consult with a professional team to review and rewrite the City's zoning and other key elements of the code. He stated how the community had spoken about piecemealing the text and how the consensus by City Council and the community was to hire a professional consultant team.

Lisa Williams spoke in favor of the text amendment due to a sense of urgency. She referenced the City approved East Avenue project and mentioned the projects requests for rezoning and variances that had been acquired and granted. She stated that with a required site plan, it would have cleared up worries by her and the residents. Though she is 100% in favor of a full review and feedback from a professional (team) the text amendment being approved, could be adjusted later if needed.

With no other participants requesting to speak. Vice Chairman Charles McFarland closed the public hearing.

Councilperson Laura Hopkins the initiator of the proposed text amendment discussed her reasons for recommending the text amendment of requiring a site plan for rezoning applications to the NR-3 zoning district. She stated last year the City Council approved a text change to alleviate the strain on developers by removing from the text requiring a detailed and to scale site plan. She stated that by adding the NR-3 (zoning district) multifamily housing residential that include townhomes and apartments should be adjusted to require a site plan. In summary, Ms. Hopkins stated that anytime there is a request for a high(est) population density and residential housing, it should be included with commercial properties and require a site plan for zoning changes and variances.

The Planning and Development Director Shawanna Qawiy gave background on the previous text amendment. She referenced the Community Open House Meetings triggers for rezoning's; with more than 5,000 SF, PUD and Public Interest. She also mentioned that the NR-3 minimum lot size is 5,000 SF. Also stating that in the previously approved resolution for eliminating a site plan was to bring notice to the fact that applicants do not always have a specific plan for development when they are applying for a rezoning.

Board members Amy Medford, Felecia Weinert and Charles McFarland discussed the text amendment collectively and how the previous text amendment does not deter site plans from being submitted by developers at any zoning request. Mr. McFarland stated that he did not feel a need to hire a professional to aid with text amendments. Ms. Medford stated that she hopes that this does not impede development within the City. She also referenced the East Avenue project in which the developer submitted numerous site plans at the request of the community and Council. Also how this text amendments should not cause an undue hardship to individuals that are not developers that would request a rezoning. Ms. Weinert stated that she agreed with the staff recommendation and would like to proceed with the RFP process in hiring a professional team for the zoning rewrite.

With no further discussions Ms. Medford made the motion to include this text amendment request to be reviewed/updated during the City's Zoning Rewrite process. Ms. Weinert seconded the motion, motion passed 3/0.

E. OTHER BUSINESS: None

F. ADJOURNMENT: Vice Chairman McFarland called for a motion to adjourn the meeting. Amy Medford made the motion to adjourn, Felecia Weinert seconded the motion, and the motion passed 3/0. Meeting adjourned at 8:03 PM

Respectfully Submitted,
Regina Williams, Secretary