

MINUTES
PLANNING BOARD MEETING
June 24, 2019
5:30 P.M.
905 WEST AVENUE

MEMBERS PRESENT:

Sharon Bryant, Jeff Church, Lucy McCarl, Leah Hamilton, Richard Hedrick, Kaye Reynolds, Tim Scobie, Larry Smith

MEMBERS ABSENT: James Bradshaw, Mac Martin

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member Hamilton moved approval of the meeting minutes of June 24, 2019 as written. Board Member Church seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. Norwood Street Rezoning

Applicant: Marcus Sims

Owner: MWS Investments LLC

Location: 1248 Norwood St SW, multiple addresses on Summit Place

Recommended Action: Staff recommends that the zoning be changed from R-15 to R-12 on the applicant's property as well as 12 other lots on Summit Place based on the consistency in the staff report, and call for a Public Hearing for City Council to consider the request on July 16, 2019.

Hannah Williams presented the proposed project, staff's conditions and recommendations, and responded to the Board's questions.

Ms. Williams explained two options for this case. The first option is requested by the applicant to rezone 1248 Norwood Street SW from R-15 to R-12. The applicant submitted an application to subdivide the lot into two lots for two proposed houses. The current zoning district for this lot is R-15 (low density

single family) which requires that lots be 15,000 square feet. The proposed rezoning district to R-12 (medium density residential) allows lot sizes to be 12,000 square feet and also allows several conditional uses including bed and breakfast, duplexes, and garden apartments.

The second option is to rezone 1248 Norwood Street SW along with 12 other parcels on Summit Place, which is staff initiated.

The developer, Marcus Sims with MWS Investments LLC introduced himself to the Board and answered questions.

Height Reid at 326 Summit Place SW asked if owners would be allowed to subdivide current lots with this rezoning. Planning Director, Jenny Wheelock stated they would be allowed, but any conditional uses would have to come through the Planning Department for approval.

Board Member Church made a motion to approve option one as presented by staff, based on the consistently statement and call for a Public Hearing for City Council to consider the request on July 16, 2019. Board Member Bryant seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

Neighborhood map follow-up

- Hannah Williams presented a neighborhood web mapping application showing the area, school districts, and study listed neighborhoods.
- This link will be emailed out to the Board.

Other upcoming projects for Planning Department

- Turning two study listed neighborhoods into National Register designated places with private funding and grants.
- COL Neighborhood Portal Online (FY 19-20)
- Small Area Plan- West End
 - Planning Director, Jenny Wheelock stated the Planning Department will have a kick off meeting in August, and later a community walk.

Update on zoning permits issued

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 6:20 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director