

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
October 23, 2012
7:00 P.M.

Meeting opened by Chairman Ryan Nicholls at 7:00 p.m.

Staff present: City Administrator, Nick Heatherly; City Clerk, Dale Duvall; and Director of Development, Randy Brown.

Attorney Ken Reynolds was also present.

Guests present: David Hemphill, Bryan Vincent. David Roggensees, LaShena Wheat, Neil Wheat, Ron Creighton, Ralph Tate, Mike McCroskey, Darren Stribling, Doris Kathcart, Brooke Kaufman, Janora Reed, Jason Cunningham and Leslie Cunningham.

The Mayor led the Pledge of Allegiance.

Roll Call:

Present: Secretary Valorie Simpson, Mayor Keltner, Charles Gugel, Vice-Chairman Robert Taylor, Chairman Ryan Nicholls and Lucille Murray. Absent: Alderman Trapp.

Approve Agenda:

Motion by Valorie Simpson; Second by Robert Taylor to approve the agenda. All votes "Aye". Motion passed.

Approve the minutes from the September 25, 2012 meeting:

Motion by Lucille Murray; Second by Charles Gugel to approve the minutes. All votes "Aye". Motion passed.

Public Hearing to consider and recommend to the Board of Aldermen, a rezoning request from R-1 to M-1 for Crighton and Goodwyn LLC.

Ralph Tate spoke to the Commission and explained that he was representing the developer for the proposed rezoning and that they were simply requesting a rezoning from R-1 to M-1.

There were no other public comments and so the City Attorney closed the public hearing.

Commission Discussion and Recommendation to the Board of Aldermen for the rezoning request from R-1 to M-1 for Crighton and Goodwyn LLC.

The Commission discussed M-1 zoning being placed next to R3 and R1 zoning. Commission members, Lucille Murray and Valorie Simpson stated that they want to make sure that the buffering is in place. The Mayor said that M-1 could have less traffic impact than commercial zoning, as was in the Willard comprehensive plan. Commissioner Nicholls asked about infrastructure concerns. The City Administrator explained that the infrastructure changes could not be forced once the rezoning was approved, all public improvement costs would fall on the City.

The City Administrator stated the Commission had three (3) options:

1. Recommend against the proposed change in zoning district classification or the text of the ordinance;
2. Recommend a change in the zoning district classification or the text of this Chapter;

3. Recommend a change in the zoning district classification or the text of this Chapter together with recommendations that, in the judgment of the Commission, will protect adjacent or other affected property and ensure that the proposed amendment is consistent with the intent of this Chapter and the Willard Comprehensive Plan.

After discussion among the Commission, Commissioner Nicholls asked the developer if they wanted to table the request. The representative for the developer stated that they did not.

Motion was made by Valorie Simpson and seconded by Charles Gugel to deny the request for rezoning. Valorie Simpson-aye, Charles Gugel-aye, Mayor Keltner-nay, Lucille Murray-aye, Ryan Nicholls-aye, Robert Taylor-nay, Cyndi Trapp---. Four (4) votes aye. Two (2) votes nay. Motion passed. Rezoning request is denied recommendation to the Board of Aldermen.

Request for approval and recommendation to the Board of Aldermen of the Alejandra Carden Minor Subdivision.

The City Administrator explained what was being requested to the Commission. **Motion** was made by Valorie Simpson and seconded by Robert Taylor to accept the request.

All votes “Aye”. Motion passed.

Proposed Amendments to the Land Development Regulations:

The City Administrator spoke about the proposed ordinance for accessory structures and uses. The Commission stated that they liked the 3.84% of the lot size for the formula in determining the allowed structure size. There was discussion regarding the number of accessory structures that are allowed per property. Staff agreed to review the # of buildings allowed per property, looking at hierarchy per size of lot, and bring back recommendations to the Commission.

Adjourn Meeting:

Motion by Lucille Murray with a second by Robert Taylor to adjourn the meeting; all votes “Aye”.

Meeting adjourned.

Dale Duvall, City Clerk

Ryan Nicholls, P& Z Commissioner