

**MINUTES
CITY-COUNTY PLANNING BOARD
JULY 9, 2020
4:30 P.M.
VIRTUAL MEETING**

MEMBERS PRESENT: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks,
Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman
MEMBER ABSENT: None
PRESIDING: Chris Leak

CALL TO ORDER

A. ACTION ON MINUTES

- June 11, 2020 Public Hearing
- June 25, 2020 Work Session

MOTION: Clarence Lambe moved approval of the minutes.

SECOND: George Bryan

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

B. PUBLIC HEARING ITEMS

The actual order of cases considered by the Planning Board on July 9, 2020, is determined procedurally by taking consent agenda cases first, then cases for which there was a public hearing. Accordingly, the order of cases on July 9, 2020, was as follows: B.1., B.2., B.3., B.4., B.5.

1. Zoning petition of Woodland Properties LLC, Roberts Hall LLC, 19 Boo 27 Bldg LLC, Robert and Lluvia Henneberg, Industry Hill Properties, and Industry Hill Properties LLC from GB to E-L (Arts and Crafts Studio; Banking and Financial Services; Club or Lodge; Combined Use; Convenience Store; Entertainment Facility, Large; Food or Drug Store; Furniture and Home Furnishings Store; Hotel or Motel; Manufacturing A; Micro-Brewery or Micro-Distillery; Motor Vehicle, Repair and Maintenance; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Services, A; Shopping Center; Special Events Center; Storage Services, Retail; Theater, Indoor; Utilities; Veterinary

Services; Warehousing; Wholesale Trade A; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex): property is located on the north side of North Liberty Street, between North Patterson Avenue and North Chestnut Street (Zoning Docket W-3445) (Case starts at 4:30).

Desmond Corley presented the staff report.

MOTION: Clarence Lambe recommended withdrawal of Case W-3345 per the applicant's request.

SECOND: Jack Steelman

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

2. Zoning petition of Weidl Properties, LLC from AG to RS30: property is located on the northwest corner of Skylark Road and Millstone Lane (Zoning Docket F-1595) (Case starts at 6:00).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

3. Zoning petition of Weidl Properties, LLC from AG to RS20: property is located on the southwest corner of Skylark Road and Millstone Lane (Zoning Docket F-1596) (Case starts at 8:28).

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

4. Zoning petition of John Payton Bates Jr. from LB-S to LB-L (Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public;

Museum or Art Gallery; Offices; Police or Fire Station; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services, A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; and Child Day Care Center) property is located on the southwest side of Reynolda Road, south of Yadkinville Road (Zoning Docket W-3446) (Case starts at 10:44).

Desmond Corley presented the staff report.

George Bryan asked what kind of limitation there was on the number of people in the facility as per the use. Desmond stated that the building code determines the maximum occupancy based on the square footage.

George then asked how many people the existing parking would support. Desmond stated that required parking is dependent on the use. Being that the applicant is a church, it would be based on the number of seats in the sanctuary, but because staff does not have a site-specific plan, the number of seats is unknown at this point.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

5. Zoning petition of Arbor Acres United Methodist Retirement Community, Inc. from RM8-S to C-S (Life Care Community and Nursing Care Institution): property is located on the south side of Arbor Road, across from Arbor Place Court (Zoning Docket W-3447) (Case starts at 14:50).

This is automatically continued to August 13, 2020, per the applicant's request and as per Planning Board's By-Laws.

C. JULY-DECEMBER 2020 WORK PROGRAM

Aaron King stated that staff would like to come back to the Planning Board Work Session in October and present the work program for the remaining six months of the fiscal year that would get staff through June 2021.

Regarding sidewalk standards, Jack Steelman stated that he would like to see city funds be identified and used simultaneously with private development so that when a project is finished, it will look complete. Jack also stated that he would like to see more opportunities for the Board to have education and training so that they can stay up to date as much as possible.

Aaron noted that some of the sidewalk issues discussed pertain to the *Downtown Streetscape Master Plan* and that Amy Crum will be briefing the Board on that plan at the July Work Session. In response to Jack's comments about training for Board members, Aaron stated that classes were offered to Board members in the past but were not taken advantage of. If the Board were interested now, he would be glad to start offering that again.

MOTION: Clarence Lambe recommended adoption of the July-December 2020 Work Program.

SECOND: Brenda Smith

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

D. ELECTION OF CHAIR AND VICE-CHAIR

For the Election of Chair, Aaron King chaired the meeting.

MOTION: Clarence Lambe nominated Chris Leak as Chair.

SECOND: George Bryan

MOTION: Jack Steelman moved that nominations be closed.

SECOND: Clarence Lambe

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Jack Steelman
AGAINST: None

Motion and second having been made to elect Chris Leak as chair.

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Jack Steelman
AGAINST: None

Chris Leak resumed chairing the meeting.

MOTION: Clarence Lambe nominated Melynda Dunigan as Vice-Chair.

SECOND: Tommy Hicks

MOTION: Jack Steelman moved that nominations be closed.

SECOND: Clarence Lambe

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Jack Steelman
AGAINST: None

Motion and second having been made to elect Melynda Dunigan as Vice-Chair.

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith, Jack Steelman
AGAINST: None

E. STAFF REPORT

Desmond stated that on the August agenda there will be six Special Use cases, one General Use request, three Planning Board reviews, two Text Amendments, and the *Downtown Streetscape Master Plan*.

E. FOR THE GOOD OF THE ORDER