

**CITY COMMISSION/CRA WORKSHOP MEETING**

**November 15, 2021**

**4:30 pm**

This Commission Meeting was conducted utilizing Communications Media Technology. Some Staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

**ELECTED OFFICIALS PRESENT IN CHAMBERS:**

Shirley Groover Bryant, Mayor  
Brian Williams, Vice Mayor, Commissioner, Ward 3  
Sheldon Jones, Commissioner-at-Large 1  
Harold Smith, Commissioner, Ward 1  
Tambra Varnadore, Commissioner, Ward 2 (Entered the meeting at 4:41 p.m.)  
Tamara Cornwell, Commissioner-at-Large 2

**STAFF PRESENT IN CHAMBERS:**

Mark Barnebey, City Attorney  
Mohammed Rayan, Public Works Director  
Scott Tyler, Chief of Police  
Jim Freeman, City Clerk  
Cheryl Miller, Finance Director  
Jeff Burton, CRA Director  
Xaiver Colon, Assistant CRA Director  
Penny Johnston, Executive Assistant  
Vanessa Cochran, Assistant City Clerk

**STAFF PRESENT ELECTRONICALLY:**

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant called the meeting to order at 4:30 p.m. Ms. Cochran, Assistant City Clerk, informed the Board that Resolution 2021-35 FY 2021 Year End Budget Clean-up was mistakenly not included on the tonight's 7:00 p.m. agenda and requested that it be added to the Consent Agenda as 4.H. Also, Mr. Freeman, City Clerk, expressed that this resolution is done annually, and a copy of it has been placed at the Commissioners' stations.

1. **RECOGNITION:** Mayor Bryant recognized the following employees for their recent nomination as Employee of the 4th Quarter.

Madison Peters	James Bennett
Nixa Haisley	Emily Dickson
Olga Wilson	

Nixa Haisley was selected as Employee of the 4th Quarter.

2. **ORDINANCE 2021-16 RM-5 AND RM-6 DISTRICT REQUIREMENTS (K. Hill)**

Ms. Hill, Planning Analyst, reminded the Board that this ordinance was discussed about two meetings ago, and three residents have voiced their concerns about the ordinance because it has created a hardship for them to renovate or rebuild single-family residences within the RM-5 and RM-6 zoning districts that pertains to the lots' dimensions and setbacks.

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She explained the importance of amending the ordinance done in 2006 which added a footnote allowing RS-4 zoning to be used in RM-5 and RM-6. That change in 2006 appears to limit using RS-4 setbacks for any new developments after 2006 on single-family residences. Many of the existing developed lots follow the RS-4 setbacks in RM-5 and RM-6. Ms. Hill stated that the item is on the tonight's agenda at 7:00 p.m. for a First Reading and welcomed questions from the Board.

Discussion ensued on RS-4, RM-5, and RM-6 differentiations. The Commission reviewed the issues regarding lot splitting, height dimension, lot width and setbacks. It was explained that RS-4 requirement allows single-family detached units and RM-5/RM-6 allows multi-family units. Attorney Barnebey expressed the language from 2006 is confusing and not clearly written. The proposed change being discussed now modifies the footnote and still requires lot size and width to be met in RM-5 and RM-6, but the setbacks for single family residential can utilize RS-4 for new development. Commissioner Cornwell inquired if the matter can be corrected through a conditional use, and Attorney Barnebey replied yes, but the process is lengthy and costly. He stated that the simplest way to correct the situation is to change the setbacks in RM-5/RM-6 allowing single family residential to use the RS-4 setbacks. Under the proposed change, multifamily would still need to use the RM-5 and RM-6 setbacks.

Following the discussion, the Board decided to have the item brought back for another Workshop to discuss and asked for the 2006 audio be provided to review.

### 3. WOMEN'S CLUB RENOVATION (X. Colon)

Mr. Colon, Assistant CRA Director, introduced Jon and Vicki Moore, Moore 2 Design, LLC, who gave a presentation on the Women's Club Renovation, and the presentation is a part of the minutes. The presentation included the early history of the historical building and consideration to determine future uses and capabilities.

Next, Jon and Vicki Moore discussed the below projects that are essential in restoring and reestablishing the Women's Club.

- Parking issues
- ADA Entry
- Portico suffered damage and is deteriorating
- Additional restroom capacity and ADA compliancy
- Cooking appliances needs to be removed or have fire sprinklers installed
- Disable existing fire place
- Roof requires repairs
- Some windows and doors needs to be replaced
- Consider the history by bringing back the stage and community theatre options in association

Jon and Vickie Moore identified the primary problems and discussed the proposed solutions. In conclusion, Mr. Moore announced that the project will cost over \$2 million dollars and could not give an exact amount because of the economy status via Covid 19.

After the presentation, discussion ensued: Commissioner Cornwell voiced her concern about the kitchen elimination and liked the idea of bringing the stage back. Commissioner Smith inquired about the number of restrooms and renovation cost. Commissioner Williams commented that the design presented is beautiful and questioned if the outside is altered would it change the historic designation.

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Mayor Bryant asked if state funding was available. Mr. Burton, CRA Director, responded that he will aim for a multi-year small scale historic preservation grant that is about \$50,000 and will apply for all other financial opportunities.

After the discussion, the Board recommended that the item be scheduled for another Workshop.

4. 2022-2028 CRA PLAN (J. Burton)

The topic of Palmetto Women’s Club Renovation consumed much of the time allowed for discussion.

Mayor Bryant adjourned the meeting at 6:01 p.m.

MINUTES APPROVED: JANUARY 3, 2022

***JAMES R. FREEMAN***

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CITY CLERK