

MINUTES
CITY COMMISSION/CRA WORKSHOP MEETING
FEBRUARY 6, 2023
4:30 P.M.

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
Sheldon Jones, Vice-Mayor, Commissioner-at-Large 1
Tamara Cornwell, Commissioner-at-Large 2 (Joined the meeting at 4:47 pm)
Sunshine Mathews, Commissioner, Ward 2
Harold Smith, Commissioner, Ward 1
Brian Williams, Commissioner, Ward 3 (Joined the meeting at 4:45 pm)

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Jim Freeman, City Clerk
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Cassi Bailey, Assistant City Clerk
Kera Hill, Development Services Supervisor
Penny Johnston, Executive Assistant
Jenny Silverio, CRA Admin/Compliance Coordinator

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant

Mayor Bryant opened the meeting at 4:30 pm.

1. CODE REVISIONS TO DEVELOPMENT PLAN REQUIREMENTS AND PLANNED DEVELOPMENT ORDINANCES (B.CORNELIUS/K.HILL/M.BARNEBEY)

Mr. Barnebey discussed the reasoning behind bringing this item forward for discussion. The City Code needs to be updated regarding provisions relating to the requirement of plan submittals, contents, and standards of review. This will replace chapters 8,9,10 of the code. He highlighted specific changes and read an overview of the changes, which was also included on the point paper of the Agenda.

Mr. Cornelius, Contracted Planner with Wade Trim, discussed the height and density compatibility language which is included in these revisions.

Mr. Barnebey also noted that with Planned Development projects, certain projects will require renderings to be provided. Mr. Cornelius stated that there are specific time deadlines included as well.

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Commissioner Jones questioned if this update would coincide with previous projects that were approved. Mr. Barnebey responded that it does. It provides better guidelines and requirements that will be needed for submissions, but it will not have a significant impact on projects that were previously approved.

*Item number 1 was discussed further after item number 2.

Mr. Barnebey and Mr. Cornelius gave the same summary of the topic for the Commissioners that were not present at the beginning of the meeting.

Commissioner Williams reiterated the importance of the time frame deadline being added to future projects. He also mentioned his concern with deviations being put into proposals. He would like guidelines to be set for the Planning and Zoning Board to use when considering these proposals. Mr. Barnebey read the criteria that is being included in the code, which allows for better criteria when reviewing.

Commissioner Cornwell expressed confusion over the new document. She questioned why parking wasn't detailed in certain sections. Mr. Cornelius explained that they have to meet the code as it is today. If an applicant wants something different, they have to prove that it is better than what is already required. He also expressed that applicants have a pre-application meeting with Ms. Hill and himself, and they detail the requirements and the standards they must meet prior to applying. It was also noted that section 9.7 explains specific requirements in more detail.

2. CRA SALE OF 1010-1012 7TH AVENUE WEST AND 619-623 11TH STREET WEST (MAYOR BRYANT/N.HAISLEY/M.BARNEBEY)

Mr. Barnebey gave a history of this property. He summarized the process they went through for the request for proposals, which was also included in the point paper in the Agenda. The current Comprehensive Plan designation is General Commercial, and the Zoning is RM-6. The request for proposals included the current designations and stated that the opportunity existed for mixed-use development. Mr. Barnebey explained that they had one applicant, Mr. Cadena, who proposed commercial development. The CRA Advisory Board recommended approval of the sale to Mr. Cadena for four single-family homes. The current designations would not allow for this development. Mr. Barnebey asked for direction from the Board. If the Board wished to see residential on the property, there would need to be an adjustment to the Comprehensive plan and the request for proposals would need to go back out, as that was not included in the original proposal. It was also noted that Mr. Cadena did not submit a plan for the 4 single family residential dwellings.

Commissioner Smith questioned what was on the property right now. Mr. Barnebey stated that he believed it was single family residential. Commissioner Smith said that people have approached him regarding the property, and they want there to be homes on it. Mr. Barnebey said the future land use category shows all commercial in the surrounding area.

Commissioner Jones noted that there is commercial and residential in that area. He opined there should be residential development in that area.

Commissioner Mathews agreed with her fellow Commissioners, single family homes would be better suited there.

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Commissioner Williams also agreed it should be residential.

Mr. Barnebey noted that they will need to do a change within the Comprehensive Plan category that will allow for residential in that area, without changing the future land use category designation. He will work with Mr. Cornelius and Ms. Hill. They will bring back a proposed change and they will also put the property back out for a request for proposals that will include residential.

Commissioner Jones also noted a complaint was received by a nearby resident who does not want more commercial in that area.

Mr. Barnebey stated that as the owner of the property, it gives the City the opportunity to make adjustments and address concerns as needed.

Item number 1 was re-visited.

Mayor Bryant adjourned the meeting at 5:13 pm.

MINUTES APPROVED: FEBRUARY 27, 2023

JAMES R. FREEMAN

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CITY CLERK