

**PLANNING AND ZONING COMMISSION
MINUTES
March 17, 2009**

ATTENDEES:

Members

Pam Greer Buckley
John Staley
Joel Brous
Peck Miller
Chris Shanahan
Lauren Taylor
Tom Singman

Staff

Jesse Houston
Blaine Smith
Maggie Fussell
Bob Nelson
Will Esham, Attorney

I. CALL TO ORDER – 6:00 p.m.

II. APPROVAL OF MINUTES

Minutes of February 3, 2009 and February 18, 2009.

MOTION/Staley	SECONDED/Miller	6-0 IN FAVOR to approve
February 3, 2009 minutes (Singman abstained).		5-0 IN FAVOR to approve
February 18, 2009 minutes (Singman and Taylor abstained).		

III. APPOINTMENTS

1. Request for reconsideration and approval of revised roof plan for the Susquehanna Bank located at 9403 Coastal Highway. File #08-18100003.

Attorney Joe Moore representing Susquehanna Bank explained to the Commission that the mall lease with Super Fresh provides that no building may be higher than 18 feet without concurrence of Super Fresh. When the original building proposal was presented to Super Fresh, they rejected the plans. Consequently, the roof system for the bank was redesigned to comply with the height limitations set forth in the lease with Super Fresh.

MOTION/Miller	SECONDED/Shanahan	7-0 IN FAVOR to
approve the revised roof plan subject to compliance with all other applicable governmental regulations.		

2. Discuss proposal to establish a new zoning classification to be designated "R-1A, Moderate Single Family Residential district" presented by Joseph E. Moore, Esq.

Attorney Joe Moore discussed with the Commission a proposal to establish an "R-1A, Moderate Single Family Residential district" zoning classification that would restrict the principal permitted use to detached single family residences, with business and professional offices permitted by conditional use. Mr. Moore suggested the proposed zoning would be suitable for properties abutting Coastal Highway that are currently zoned R-1 district as well as other areas to be determined by the Planning Commission

and Mayor and City Council. Betty Phillips and Gabby Mancini, residents of the “Little Salisbury” area, spoke against the proposal.

MOTION/Staley

SECONDED/Miller

7-0 VOTE TO TAKE

NO ACTION at this time on the proposal.

IV. DISCUSSION

1. Continue comprehensive review of zoning maps.

Instead of discussing the zoning maps, Jesse Houston brought the Commission up to date on “residential development in commercial districts”. When the Planning Commission held the public hearing, no one from the public appeared at the hearing. The Commission forwarded a recommendation to the Mayor and City Council. Subsequently, the Council decided to instruct the Planning Commission to hold a public hearing on the recommendation. To date, this has not been done. Therefore, the next step is to schedule a public hearing on the recommendation concerning residential development in commercial districts. The hearing will be scheduled for April 21, 2009 and the recommendation then forwarded to the Mayor and City Council. Between now and the public hearing and after that, we can finish working on the maps. If and when the Code is changed, the comprehensive review of the zoning maps can then be undertaken.

2. Update on code amendments.

Jesse Houston updated the Commission on status of the following code amendments:

- Wind turbine – the amended ordinance was adopted on 1st reading by the Mayor and City Council at the 3/16/09 meeting. The Council has requested to discuss the ordinance further at the next work session.
- Downtown Incentives – prior to second reading of the ordinance, Council wishes to discuss several issues at a work session.
- Jacqueline Avenue zoning – ordinance passed on 1st reading.

3. Commission members asked staff to request that a joint meeting be scheduled with the Mayor and City Council in the near future.

V. ADJOURNMENT – 6:45 p.m.

John Staley, Secretary

Date