

**PLANNING AND ZONING COMMISSION
MINUTES
April 7, 2009**

ATTENDEES:	<u>Members</u>	<u>Staff</u>
	Pam Greer Buckley	Jesse Houston
	John Staley	Blaine Smith
	Joel Brous	Maggie Fussell
	Peck Miller	Will Esham, Attorney
	Chris Shanahan	
	Lauren Taylor	
	Tom Singman	

I. CALL TO ORDER – 7:00 p.m.

II. APPROVAL OF MINUTES

Minutes of March 17, 2009.

MOTION/Taylor 7-0 IN FAVOR to approve as submitted

III. PUBLIC HEARING

1. CODE AMENDMENT – To consider an amendment to Section 110-905 (f), Yards and open space generally, to permit through lots located in the MH, Mobile Home Residential, district to provide one front yard setback on a through lot and to consider the opposite street frontage as a rear yard setback .
APPLICANT: PLANNING AND ZONING COMMISSION – File #09-14100001

Blaine Smith reviewed the history of through lots in the Montego Bay Mobile Home park and presented a map of the park indicating the location of the affected lots as well as aerial photographs of these areas. Mr. Smith suggested when differentiating the front yard and rear yard on the through lots, the determination be based on the current pattern of development with the front yard being the street with the existing curb cut for vehicular access and the opposite street to be considered the rear yard. Mr. James Walker, President of the Montego Bay Civic Association and their authorized representative at the hearing, spoke in favor of the proposed amendment. The Commission voted unanimously to forward a favorable recommendation to the Mayor and City Council to amend the code with the front yard determined by the street with the vehicular access.

MOTION/ Taylor SECONDED/Staley 7-0 IN FAVOR to forward a favorable recommendation to the Mayor and Council.

V. ADJOURNMENT – 8:00 p.m.

John Staley, Secretary

Date