

**PLANNING AND ZONING COMMISSION  
MINUTES  
April 21, 2009**

ATTENDEES:

Members

Pam Greer Buckley  
John Staley  
Peck Miller  
Chris Shanahan  
Lauren Taylor

Staff

Jesse Houston  
Blaine Smith  
Bob Nelson  
Maggie Fussell  
Will Esham

**I. CALL TO ORDER – 7:00 p.m.**

**II. DISCUSSION**

1. Blaine Smith gave the Commission the following update on proposed amendments to the zoning ordinance:

- Small wind turbine – Ordinance was approved April 20, 2009 on second reading and will require a conditional use permit in all zoning districts. In addition, there will not be an increased setback required on the rear yard setback of bayfront properties greater than required by the zoning district.
- Downtown Incentives – Ordinance passed on first reading with the following changes - loading/unloading waivers are subject to Mayor and Council approval and parking space waivers for 2 cars per 3 bedroom unit are subject to Mayor and Council approval.
- Correction to Maximum building height from 13<sup>th</sup> to 15<sup>th</sup> Streets, west to Jacqueline Avenue, was approved April 20, 2009 on second reading. The Cook property on Jacqueline Avenue will comply with adopted regulations.
- Boardwalk Outdoor Display – passed on first reading with the following changes – increase display area to 20% of pad size and require that a copy of the approved outdoor display diagram be maintained on site at all times.

2. Several Commission members raised questions concerning the number of persons permitted to occupy a dwelling unit. Blaine Smith explained the zoning regulations and the difference between the R-1 and MH districts and all other zoning districts.

**III. PUBLIC HEARING**

1. CODE AMENDMENT - To consider recommendations by the Planning Commission to amend the zoning code to encourage commercial and mixed

use development in commercially zoned areas, including the LC-1 (Local Commercial), SC-1 (Shopping Center) and BM-1 (Bayside Marine) districts. The recommendations include a reduction of residential density in certain commercial districts, changes to the approval process for certain types of development in commercial districts, and a reduction of required parking for commercial uses in mixed use developments.

APPLICANT: PLANNING AND ZONING COMMISSION – FILE #09-14100002

Jesse Houston reviewed with the Commission the powerpoint presentation from the previous hearing held on May 13, 2008 as well as the recommendation that the Commission forwarded to the Mayor and Council at that time.

**MOTION/** Miller                      **SECONDED/** Staley                      5-0 IN FAVOR to  
forward the same recommendation to the Mayor and Council subject to revising the parking requirement incentive for Mixed Use Development to allow 20% of the required parking spaces for the entire project to be compact in size.

**IV. ADJOURNMENT** – 8:00 p.m.

---

John Staley, Secretary

Date