

PLANNING & ZONING BOARD MINUTES
February 13, 2017

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Board Member
Marion Rayburn, Board Member (absent)
Ben Pierce, Board Member
Keith Farmer, Board Member

Staff:

Patrick Brackins, City Attorney
Ellen Hardgrove, City Planner
Ray Bagshaw, Mayor
Chris Francisco, Police Chief
Sandy Repp, Administrative Assistant

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced that there was a quorum with Board Member Rayburn absent.

APPROVAL OF MINUTES

• **January 9, 2017**

Board Member Rader proposed changes on pages 3 and 4 to reflect a pyramid of C-1 and C-2 inclusiveness with uses.

Page 3 –

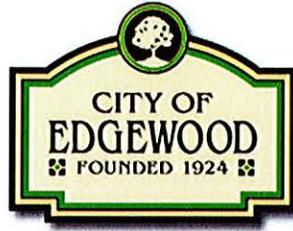
Include all permitted uses in the moratorium under C-2 PERMITTED USES (C-2 uses include all permitted uses in C-1) except for the following:

Page 4 –

Include all permitted uses in the moratorium under C-3 PERMITTED USES except for the following (C-3 uses also include all permitted uses in C-1 and C-2):

Chairwoman Dunay asked for a motion to approve minutes with changes.

Board Member Farmer made the Motion to approve the January 9, 2017 minutes with changes; seconded by Board Member Pierce. The motion was unanimously approved (4/0).



NEW BUSINESS

- **Orange Avenue Beautification – Chairwoman Regina Dunay**

Chairwoman Dunay gave a PowerPoint presentation to the Board regarding Orange Avenue beautification and code enforcement, particularly regarding landscaping and signage. Chairwoman Dunay explained that her presentation is a result of a meeting with Mayor Bagshaw and that she would like to get a recommendation from the Board to bring to City Council for direction about how to enforce Code.

Chairwoman Dunay asked the Board what their recommendation to Council is and said that they have the ability to begin beautifying Orange Avenue by enforcing existing code and the City has a new Code Enforcement officer to address issues. Further discussion ensued regarding code and Edgewood's history of sign codes, changes from a Code Enforcement Board to a Magistrate and other reasons for the lack of action on the enforcement.

Chairwoman Dunay asked for a motion.

Board Member Rader moved that Chairwoman Dunay present to City Council and ask Council to review current city ordinances, processes, and procedures so that code will be enforced to the greatest extent possible as it relates to Orange Avenue beautification; seconded by Board Member Farmer. Motion unanimously passed (4/0).

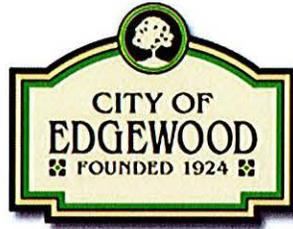
Administrative Assistant Sandy Repp said that she cannot speak for the City Clerk's agenda and that this may go before City council in February depending on the extent of the agenda.

- **Review/Discuss uses in the C-2 and C-3 zoning districts**

Chairwoman Dunay invited City Planner Ellen Hardgrove to discuss uses in the C-2 and C-3 zoning districts along the Orange Avenue corridor. Planner Hardgrove confirmed that City Council reviewed Planning and Zoning's recommendations for C-2 and C-3 uses. Council thought the recommendations were too narrow in scope and they suggested a brand new commercial district. There is no action or recommendation on the moratorium.

City Planner Hardgrove introduced the concept of the Orange Avenue Zoning District along with the intent and purpose of the proposed district. In this district, the existing commercial standards would be applied and land uses would change. City Planner Hardgrove said she and City Attorney Drew Smith discussed making a new zoning code that would apply to both sides of Orange Avenue. The new zoning district would include allowable uses.

City Planner Hardgrove said she would review the six (6) objectives of the district, get a consensus from the Board and measure the uses against the intent and purpose as proposed in her report.



Discussion from the Board ensued regarding minimum commercial standards, density bonuses, and targeted industries. The Board examined City Planner Hardgrove's report regarding uses and determined which uses they wished to keep as Permitted or Special Exception Uses. City Planner Hardgrove will review the comments and work on the design standards for the next meeting.

In response to Board Member Rader, City Planner Hardgrove said that this can be in Ordinance form for City Council and Board Member Rader stated his concern about the length of time the process will take. In response to Chairwoman Dunay, Mayor Bagshaw said that City Council asked for the moratorium on uses.

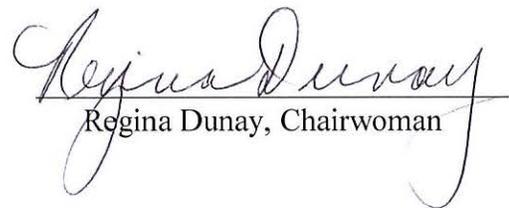
In response to Chairwoman Dunay, Mayor Bagshaw said there are properties for sale on Orange Avenue and more businesses can come in. Further discussion ensued regarding the message that Edgewood would be sending with a moratorium and the upward potential for commercial real estate.

COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Administrative Assistant, Sandy Repp for the next meetings who confirmed that the next Planning and Zoning dates would be March 13, 2017 and April 10, 2017.

ADJOURNMENT:

With no further business or discussion, Board Member Rader made the Motion to adjourn the Planning and Zoning Board meeting, seconded by Board Member Farmer; motion unanimously approved (4/0). The meeting adjourned at 9:34 p.m.


Regina Dunay, Chairwoman

ATTEST


Sandra Repp, Administrative Assistant