



**PLANNING AND LAND DEVELOPMENT
REGULATION COMMISSION (PLDRC)
REGULAR MEETING
Lake Helen City Hall – 327 S. Lakeview Drive
July 24, 2017 at 7:00 P.M.**

CALL TO ORDER: Meeting called to order by Chairman Joseph Hammett the July 24, 2017 Planning and Land Development Regulation Commission Regular Meeting at 7:01 pm.

Present: Chairman Joseph Hammett
Vice Chairman Ann E. Nehrig
Commissioner Robert G. Feather (early dismissal)
Commissioner Stacy Eckert
Commissioner Joy Taylor
Commissioner Travis Grimm
Commissioner Roxann Goodman (late arrival/early dismissal)
City Clerk Becky Witte
City Administrator Jason Yarborough

DELETIONS OR MODIFICATIONS TO THE AGENDA AS PUBLISHED: None

APPROVAL OF MINUTES: May 22, 2017

City Clerk noted an error of the date on the Call to Order line.

MOTION by **Commissioner Ann Nehrig** to approve the minutes of May 22, 2017.

SECOND by **Commissioner Joy Taylor**. **Motion Carried 5-1 with Commissioner Robert Feather voting NO.**

PRESENTATION: None for this meeting

PUBLIC HEARINGS: None for this meeting

COMMISSION CONSIDERATION AND DISCUSSION:

Concept Plan for 230 N. Summit Avenue

Discussion with input from City Administrator Jason Yarborough and applicant Ryan Wilkins.

Commissioner Roxann Goodman arrived at 7:10pm.

Gateway Corridor / Gateway Overlay District

Discussion with input from City Administrator Jason Yarborough

Discussion of Gateway Corridor Maps. Direction for staff to return with 2 updated options:

Option 1: Entire parcels within Commercial Areas in the City including: the ECW (Employment Center Workplace), GCD (Gateway Commercial District), NRC (Non-Retail Commercial District), NCS (Neighbor hood Convenience Services), DCD (Downtown Commercial District) as well as one-hundred feet off the Residential property line for the following Gateway Corridor Streets: N. Summit Avenue (from Jennings Avenue to City Line), W. Main Street (from Summit Avenue to Lakeview Drive), N. Lakeview Drive (from W. Main Street to Lake Pearl), McKenzie Road (from Lake Pearl to City Line), Macy Avenue (from W. Ohio Avenue to City Line), W. Ohio Avenue (from Orange Avenue to Prevatt Avenue), Lemon Avenue (from S. Orange Avenue to Prevatt Avenue), Tangerine Avenue (from N. Lakeview Drive to Prevatt Avenue – encompassing a section of Barbe Street).

Option 2:

Entire parcels within Commercial Areas in the City including: the GCD (Gateway Commercial District), NRC (Non-Retail Commercial District), NCS (Neighbor hood Convenience Services), DCD (Downtown Commercial District) as well as one-hundred feet off the Residential property line for the following Gateway Corridor Streets: N. Summit Avenue (from Jennings Avenue to City Line), W. Main Street (from Summit Avenue to Lakeview Drive), N. Lakeview Drive (from W. Main Street to Lake Pearl), McKenzie Road (from Lake Pearl to City Line), Macy Avenue (from W. Ohio Avenue to City Line), W. Ohio Avenue (from Orange Avenue to Prevatt Avenue), Lemon Avenue (from S. Orange Avenue to Prevatt Avenue), Tangerine Avenue (from N. Lakeview Drive to Prevatt Avenue – encompassing a section of Barbe Street).

Land Development Code Re-Write Review

Discussion with input from City Administrator Jason Yarborough regarding **Zoning, Subdivision Regulations, Concurrency, Transportation / Access Management / Parking, Landscaping**

Land Development Re-Write

Commission Discussion with input from City Clerk Becky Witte and City Administrator Jason Yarborough.

Review and discussion of **Zoning, Regulations, Concurrency, Transportation / Access Management / Parking, Landscaping**

Zoning minimum square footage, as incorporated into the Zoning Chapter (SFLD: 1,500, SFR-2: 1,750, SFR-1: 1,850, SFR-R: 2,000, SFR-RE: 2,150)

Chairman Joseph Hammett: No
Vice Chairman Ann E. Nehrig: Yes
Commissioner Robert G. Feather: No
Commissioner Stacy Eckert: Yes
Commissioner Joy Taylor: Yes
Commissioner Travis Grimm: Yes
Commissioner Roxann Goodman: No

Medical Marijuana to be allow where pharmacies are allowed (Downtown Commercial):

Chairman Joseph Hammett: Yes
Vice Chairman Ann E. Nehrig: Yes
Commissioner Robert G. Feather: Yes
Commissioner Stacy Eckert: Yes
Commissioner Joy Taylor: Yes
Commissioner Travis Grimm: Yes
Commissioner Roxann Goodman: Yes

Discussion of Water yard setback.

Direction from the Commission to edit the Prohibition of Pole Barns.

Agricultural and Silviculture as a Special Exception. Direction from Commission to relocate as an allowable use.

Discussion of Barn Weddings

Kelly and Ken Mullen (Prevatt Avenue) Barn Wedding Venues. Direction for staff to return with code that may allow for a Private Event Venue at least in RR and RE land uses.

Chairman Joseph Hammett: Yes
Vice Chairman Ann E. Nehrig: Yes

Commissioner Robert G. Feather: Yes
Commissioner Stacy Eckert: Yes
Commissioner Joy Taylor: Yes
Commissioner Travis Grimm: Yes
Commissioner Roxann Goodman: Yes

Discussion of MHC Zoning District.

Discussion of Mobile Home Villas and housing with input from Ryan Wilkins (Prevatt Avenue)
600 Square Feet Minimum in MHC

Chairman Joseph Hammett: No
Vice Chairman Ann E. Nehrig: Yes
Commissioner Robert G. Feather: Yes
Commissioner Stacy Eckert: Yes
Commissioner Joy Taylor: Yes
Commissioner Travis Grimm: Yes
Commissioner Roxann Goodman: Yes

Downtown Commercial:

Limited scale multifamily

Display of Wares and Sale Merchandise. Direction for staff to return with proposed language.

Discussion of Open Aired Sales

Discussion of Transitional / BSR (Business Services and Residential)

Discussion of maximum square footage.

Discussion of Bed and Breakfast and the new Land Use Map.

Discussion of Neighborhood Commercial and ECW (Employment Center Workplace) and I-4.

Discussion of GCD (Gateway Commercial District) including alcohol serving in Clubs and fraternal organizations and retail sales.

Robert Feather left the meeting.

Discussion of Retail Sales, Grocery Stores and Maximum Square Footage. Discussion of Gas Station within GCD (removal in Zoning).

Discussion of Bed and Breakfast regulations. Consensus to increase from 5 rooms to 10 rooms.

Discussion of Air B&B Rentals.

STAFF COMMENTS/CHAIRPERSON AND MEMBER COMMENTS: None

ADJOURNMENT: Chairman Joseph Hammett adjourned the July 24, 2017 Planning and Land Development Regulations Commission Regular Meeting at 9:29pm