

Planning Commission Minutes  
Regular Meeting – December 12th, 2013  
Peculiar City Hall, Council Chambers @ 7:00pm

**Present:** Mr. Roger Dougherty (Chairman), Mr. Jim Antonides, Mr. Neill Cox, Mr. Jerry Ford, Mrs. Kimberly Mallinson, Mr. Don Turner and City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

<b>Commissioner Antonides</b>	<b>Aye</b>
<b>Commissioner Conway</b>	<b>Excused</b>
<b>Commissioner Cox</b>	<b>Aye</b>
<b>Commissioner Dougherty</b>	<b>Aye</b>
<b>Commissioner Ford</b>	<b>Aye</b>
<b>Commissioner Mallinson</b>	<b>Aye</b>
<b>Commissioner Turner</b>	<b>Aye</b>

4. Consideration of the Minutes, November 14, 2013. Mr. Dougherty asked if there were any corrections or additions to the minutes; Mr. Dougherty asked that paragraph 7 of the minutes to be amended to reflect the Commission discussed, but not approved, changing the minimum acreage of a C-P District to Ten (10) Acres. Also in paragraph 7 the Date of the new Matrix needed to be corrected from 20123 to 2013. Hearing no other additions or corrections, Motion Made, Seconded & Passed (MMSP) to accept the minutes as amended. (Mr. Antonides, 2<sup>nd</sup> by Mr. Cox).

5. Consideration of the Agenda: Agenda was reviewed; Mr. McDonald asked that a 15 minute Recess be inserted into the agenda following the Vote on the Amended City Zoning Map, Item 7.b. Motion Made, Seconded & Passed (MMSP) to accept the Agenda as amended. (Mr. Ford, 2<sup>nd</sup> by Mr. Cox).

6. New Business:

A. SAFE ROOMS: Mr. McDonald briefed the Planning Commission on the Board of Aldermen’s request to revisit amending SECTION 400.1400: SAFE ROOMS. Mr. McDonald reviewed the issues presented and discussed during the previous Board action on the amendment. The Board was split between requiring Safe Rooms for resident’s Safety and/or allowing the “Market” to govern their availability - thus minimizing government involvement. Mr. McDonald presented the Draft Ordinance from last February, and a “Revised” Safe Room Ordinance which allows for waivers in District R-1 and included several Exceptions which are part of the existing ordinance. The Planning Commission preferred the new Revision, and asked several questions pertaining to existing homes, renovations and maximum basement wall exposure to exempt a new structure. Mr. McDonald asked that a Public Hearing on the revised Safe Room Ordinance be scheduled for the January 9<sup>th</sup>, 2014 Meeting; the Commission agreed to that date.

7. Old Business:

A. AMENDED CITY ZONING MAP: At the last meeting the Planning Commission asked to have the Zoning Map e-mailed so they could review it further at home. Mr. McDonald asked the Commission if they had an opportunity to review the changes/amendments and if there were any questions; no questions on the amendments were presented. Mr. Dougherty stated the DPACD Chairman had asked that the Planning Commission defer its approval of the Zoning Map until January, as DPACD’s Board believed there were

changes to the District. Mr. McDonald explained District A-C was exactly as approved on the Official Zoning Map dated May 19, 2009 and that no Zoning Changes or Annexations affected that District since it was formed. Commissioner Turner mentioned the Board of Aldermen held their Public Hearing on December 2<sup>nd</sup>, 2013 for the Amended Zoning Map and that it was up for approval & First Reading this coming Monday, December 16<sup>th</sup>. Chairman Dougherty asked the Commission if they wanted to proceed with approval; Motion Made by Mr. Ford, Seconded by Mr. Antonides to proceed with approving the City Zoning Map this evening: Motion Made, Seconded & Passed by a vote of 6:0.

**B. ROLL CALL VOTE TO APPROVE THE AMENDED CITY ZONING MAP:**

Chairman Dougherty asked for a Roll-Call Vote to approve the Amended City Zoning Map as presented:

Mr. Antonides \_Aye\_, Mr. Cox \_Aye\_, Mr. Dougherty \_Aye\_, Mr. Ford \_Aye\_,

Mrs. Mallinson \_Aye\_, Mr. Turner \_Aye\_. Amended City Zoning Map Approved by a Vote of 6:0.

The Commission recessed for 15 minutes during which time Mr. McDonald gave a Power Point presentation of the Commission's accomplishments this past year and thanked the Commission for all their hard work & dedication in serving the City of Peculiar. Coffee & dessert were served and enjoyed by all.

**C. REVIEW AND DISCUSSION OF CHAPTER 400 CHANGES, LAND-USE MATRIX:**

Mr. McDonald asked the Commission if they had any questions or comments on the Text Amendments presented in the packets, none were presented. Chairman Dougherty discussed the minimum acreage requirement for District C-P and asked the Commission to consider changing it to One (1) Acre. Mr. McDonald read the definition for District C-P which directs it toward development as a "Regional" shopping center/area and much larger than a One (1) Acre tract. Property along Harr Grove Rd was discussed, with the possibility of property owners applying to rezone their property as District C-P as they adjoin that district now.

Mr. Fuller addressed the Commission and commented that the City needs something unique and "Peculiar" to draw customers (and revenue) into the City. Any City which is not growing is dying, and although Mr. Fuller did not know of a unique business draw he recommended the City pursue and accommodate one when presented. Carrie Robinson addressed the Commission regarding Iron Gate Plaza and the importance of implementing the Land-use Matrix so that individuals who purchased Commercial Property could develop it. She also commented that excessive "Impact Fees" drive new business away instead of promoting new business, an improved Tax Base and creation of jobs.

Mr. Antonides presented several changes to the Land-use Matrix and questioned the decisions on several other Land-uses the Commission had previously approved. Final review of the Land-use Matrix was postponed until January to accommodate DPACD's schedule; the Commission voted unanimously to schedule the Public Hearing on the Land-use Matrix and the changes to Chapter 400 to implement the Matrix in February, 2014.

8. Commissioner's Comments: No other Comments were presented.

9. Next Meeting Date: Scheduled for January 9th, 2014.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Cox motioned to adjourn, seconded by Commissioner Mallinson, MMSP; Meeting adjourned at 9:15 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.