

**Planning and Zoning Commission
Work Session Minutes, April 5, 2022, 6:00 PM
City Hall, 160 Walker Drive**

Members Present- Walter Coleman, Kris Bishop, Dean Goforth, Doug Morrison, Joey Breighner, Maranda Nolen

Members Absent- Stephen Graham, Josh Weldon, Tim Walker

The work session was called to order at 6:08 p.m. by Chairman Dean Goforth.

Rezoning Request by Madron Ramey, Oak Grove Road

Chairman Goforth begin discussions of Ms. Ramey's rezoning request. Zoning Director, Maranda Nolen, explained Ms. Ramey had previously subdivided her 19-acre lot which is currently zoned A1-Agriculture. She stated the created lot was only 3-acres and no longer met the A1 regulations. Ms. Nolen added Ms. Ramey's granddaughter would be placing a double-wide mobile home on the property, thus needing to be zoned R3-Single Family/Mobile Home. She also pointed out that all property located adjacent to Ms. Ramey's property was not annexed into the city limits. The members discussed the request and noted the property was surrounded by other properties in the county.

Zoning Ordinance Amendment, Event Spaces and Venues

Ms. Nolen and Attorney James Hill explained the need for adding a definition for venues and event spaces, as well as appropriately zoning the use. Mr. Hill went over concerns for the members to consider, such as noise levels, parking, and traffic. He pointed out with the use not being clearly defined in the current zoning ordinance, a request for such use in any specific district would be determined by the Zoning Official and could potentially be allowed in any zoning district. Ms. Nolen explained there has been a request from a resident who is contemplating rezoning his property for use of a wedding venue. Mr. Hill explained the obstacles the city may face by not defining the use. The members requested information about how other cities handle the requests for venues and decided to revisit the topic during the May work session.

Subdivision Regulation Amendment, 5' ft. Sidewalks

Chairman Goforth reviewed the agenda item. Member Joey Breighner stated he felt the Commission may consider an amendment to the Subdivision Regulations to require a minimum 5' ft. sidewalk width over the stated 4' ft. regulation in order to ensure ADA requirements are met. Mr. Breighner referenced a previous detailed conversation between the Commission and developer of Archer's Cove about wheelchair passing lanes, which the members discussed further. Member Walter Coleman stated concerns of incurred costs to developers. Ms. Nolen explained the ADA requirement and shared information with the members found online regarding the use of driveways to meet the requirement. She added Public Works Director, Earl Peoples (also the ADA Director for the city) confirmed the information was correct if the driveway being used for a passing lane was 60" in. by 60" in. on all sides. After further discussion with Mr. Hill, the Commission agreed on amending the Subdivision Regulations to include language that addresses ADA requirements.

Accessory Dwelling Units

Ms. Nolen explained to the members accessory dwelling units are becoming a popular alternative housing option in the nation. Ms. Nolen added she wanted to bring this matter to the Commission to define the use and place the use in appropriate districts prior to the city being approached with the request. Mr. Hill explained scenarios when it may be necessary to have regulations in place or at the very least a prohibition of such uses. Ms. Nolen stated that many times this use is favorable among those with elderly parents or older children to keep them nearby but allow them a separate living space. Mr. Hill explained if the request for an accessory dwelling was to be requested at this time, the Zoning Official would determine if the use was appropriate, the request would be referred to the Board of Adjustments for a determination. The members determined more discussions were needed to define regulations pertaining to the agenda item.


Land Management and High-Density Developments

Ms. Nolen explained the land constraints map was information provided to the members as the Commission moves forward with preparations for a new Comprehensive Plan. The members then discussed concerns over high-density developments. Mr. Hill described measure that could be put in place to promote low-density developments. He stated a moratorium on smaller lot sizes could be put into effect and the lot sizes of each current zoning district could be increased. The members discussed the available property of and around the city limits of Springville and the mass grading of the land. Mr. Hill explained some of the obstacles of regulating outside of the city limits. However, he noted land within a mile of the city limits would be subject to the city's Subdivision Regulations.


Other Discussions

Kris Bishop requested information on the process of the city to ensure roads were constructed to the city's specifications, to which Mr. Hill explained proof rolling and core tests were performed during construction by the Public Works Department. Ms. Nolen added the Public Works Director monitored streets for a period of one year prior to the street being considered by the Council for acceptance. Mr. Breighner suggested the city contemplate hiring a full-time Inspector to be present for the duration of a road being constructed and added other ways to provide oversight. The members agreed.

With their being no other business to discuss, Chairman Goforth adjourned the meeting at 7:15 p.m.



Chairman



Secretary

4/19/22
Date

4/20/22
Date