

**Planning Commission  
Public Hearing  
February 16, 2016**

The meeting was called to order by Zoning Chairman Nixon Adams and the secretary called the roll.

Present: Michael Blache, Ren Clark, Simmie Fairley, Nixon Adams, and Rebecca Bush

Absent: Dennis Thomas and Scott Quillin

Also Present: Louissette Kidd, Planning Director; and Mayor Donald Villere

The first case discussed was S16-01-01 Crosby Development Co, LLC requests preliminary and final subdivision approval of Phase 4C, Sanctuary Subdivision, zoned R-1

Ms. Scott presented a request for preliminary subdivision approval for Phase 4C. The application was amended from both preliminary and final to preliminary. Andre Monnot, City Engineer, and J. V. Burkes, applicant's engineer, communicated that as of Friday all comments had been addressed, the construction drawings were amended and submitted through email. If Mr. Crosby chose to move forward with a final subdivision request before the infrastructure was complete, they would be required to post a bond. There were notes to be carried forward to the final subdivision plat.

Ms. Bush moved to approve the preliminary subdivision application, seconded by Mr. Blache and was unanimously approved.

**Minutes**

Mr. Fairley moved to adopt the minutes of December 8, 2015, seconded by Mr. Blache and was unanimously approved.

The adoption of the November 17, 2015 minutes was deferred until the next meeting.

Ms. Bush moved to adopt the minutes of September 22, 2015, seconded by Mr. Fairley and was unanimously approved.

Ms. Bush moved to adopt the minutes of January 29, 2015, seconded by Mr. Adams and was unanimously approved.

Ms. Bush moved to adopt the minutes of January 20, 2015, seconded by Mr. Clark and was unanimously approved.

The adoption of the January 13, 2015 minutes was deferred until the next meeting.

The board requested with the community availability of the videotaping of the meetings for a way to improve the audio and the constant hum on playback.

**Enforcement**

Mr. Blache asked about enforcement of 4' x 8' separate commercial real estate signs. Ms. Scott said the staff would mail letters regarding the new requirements.

Mr. Fairley moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.

  
Lori Spranley, Secretary

  
Nixon Adams, Zoning Chairman

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Mr. Adams announced that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

The first case discussed was V16-02-06 Billy and Annette McDougal requests a variance to Section 8.3.5.2(1), Specific Standards, Residential Construction, part of lots 15 and 16, block 1, West Beach Parkway Subdivision, 130 West Beach Parkway, zoned R-1

Ms. Scott said this was a request to the specific standards under the flood hazard regulations. New construction or substantial improvement required an additional 24" elevation above the base flood elevation. This was the City's 2' freeboard requirement that allowed additional CRS point for additional discounts on flood insurance for the community. This new residential construction was located in a Velocity zone. At the end of the work session, the applicant had indicated that he would withdraw his request but the staff had not heard from him. Ms. Scott said the City did not want to jeopardize their rating. Mr. Adams said the reason outlined in the application was for aesthetics. Ms. Scott said the reasons submitted would not be justified by FEMA. If the City granted variances that were not justified, they would lose the discounts. Mr. Adams said the board made it clear at the work session that it would be difficult to grant the variance and the findings were that the request was based on aesthetics and granting the request would endanger the flood ratings to all of the citizens.

Mr. Clark moved to deny the request based on the findings discussed that it was not in the interest of the community and there was no hardship beyond aesthetics, seconded by Mr. Fairley and was unanimously approved.

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Mr. Fairley moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.

  
Lori Spranley, Secretary

  
Nixon Adams, Zoning Chairman

**Zoning Commission  
Work Session  
February 16, 2016**

The meeting was called to order by Zoning Chairman Nixon Adams and the secretary called the roll.

Present: Michael Blache, Ren Clark, Simmie Fairley, Nixon Adams, and Rebecca Bush

Absent: Dennis Thomas and Scott Quillin

Also Present: Louisette Kidd, Planning Director; Mayor Donald Villere

Mr. Adams announced that any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested or the case will automatically be tabled at the next meeting.

The first case discussed was V16-03-07 John A. Milazzo for C-Store Properties, LLC requests a variance to Article 10, Sign Codes, lots 22-26, Pine Place Subdivision, 2720 Florida Street, zoned B-2.

Ms. Scott presented a sign variance request to a digital sign. The Exxon station building and canopy was renovated in May, 2015. At the time of submittal there was a note to relocate the electronic sign replacing the changeable message lettering with digital. By that time the CLURO amendments were adopted which made the electronics illegal. The one panel face was replaced from ATM to On the Run. The digital pricing was considered electronic, and the existing sign was grandfathered as long as it was maintained as it presently existed.

The variance request was to relocate the sign to 5' from the property line in the greenbelt closer to the Florida Street driveway. The location would make the signage in line with the other signs along the corridor being 5' from the property line. The sign would still be located in the greenbelt and even though they would like to convert the message to digital, they knew it was not allowed to change. The variance was to allow the sign to remain for the amortization period instead of expiring with the change of location.

Mr. Adams said when the City agreed to the Highway 190 improvements they committed to work with the greenbelts so he felt this fell under that agreement. Ms. Scott said the greenbelt was in place. Mr. Adams said it would be fair to allow the placement to be consistent with the other businesses. He asked about additional landscaping. There was a discussion that signage was now required to be flush to the ground and a landscaped berm was not required. The board wanted to get the best appearance possible for the signage.

Alan Antoine, architect, said they wanted to relocate the sign and thought it was approved with the renovation plan. His client would be in agreement to dressing up the landscaping.

The next case discussed was V16-03-08 Waverly Calamia requests a variance to section 8.1.3, Supplemental Fence and Wall Regulations, lots 11 and 12, square 51, 1811 Montgomery Street, zoned R-1

Ms. Scott presented a variance request for an 8' fence. The house was renovated and expanded with a deck to the rear. The request was for a 45' length at the 8' fence for additional screening. The building to the rear was used as both residential and commercial and the applicant wanted to screen the remnant vehicles and unsightly view. Mr. Clark asked what the difference of 1'. Ms. Scott said the applicant felt it would make a difference and there was bamboo that provided some screening.

Mr. Adams said this was a residence backing up to a more intense use. The fence ordinance was written at 7' because they felt 8' was considered a structure and would need special engineering to be safe. Mr. Blache said even if the adjacent property was not designated

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as a business use, the owner should be allowed additional screening and if the 1' made him happy it should be considered. Ms. Scott suggested staggering the boards for stability.

Mr. Fairley moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.

  
Lori Spranley, Secretary

  
Nixon Adams, Zoning Chairman

