

**Zoning Commission  
Public Hearing  
August 13, 2019**

The meeting was called to order by Chairman Michael Blache and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Michael Blache, Rebecca Bush, Jeff Lahasky and Bill Sones

Absent: None

Also Present: Louissette Scott, Director, Planning Department; and Cara Bartholomew, Planner

Mr. Blache 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.

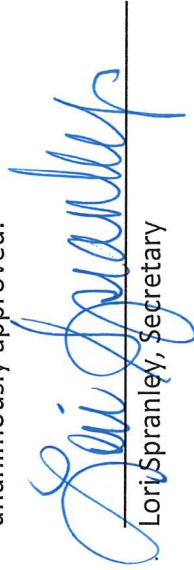
The only case discussed was SUP19-07-04 Henry W. Rosenthal request a Special Use Permit to Section 6.4.42, Bed and Breakfast, Residence, lots 11 and 12, square 32, 326 Coffee Street, zoned R-1

Ms. Scott stated additional information had been requested and no additional information had been received.

Mr. Adams moved to table the case until additional information was received, seconded by Mr. Fairley and was unanimously approved.

Ms. Scott presented an update on the Short Term Rental ordinance that the City had hired a consultant and he had met with the administration. There was also a meeting of a focus group in the last week for additional input on the general parameters so the consultant could hear the information firsthand. A draft was being prepared since the previous ordinance had lapsed. Mr. Blache asked about using a third party for enforcement. Mr. Clark wanted to be assured that the City got paid. Ms. Scott said the City Attorney had been speaking with tax collector so all taxes would be collected and how that should be defined in the ordinance. Mr. Clark said there should be a hotel and use tax. Ms. Scott suggested prior to an ordinance introduction that the commission could hold a public hearing to discuss the draft and make a recommendation on what language to introduce. The upcoming agendas would be reviewed to include the topic as a discussion item.

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

  
Lori Spranley, Secretary

  
Michael Blache, Chairman  
Zoning Commission



Planning Commission  
Work Session  
August 13, 2019

The meeting was called to order by Chairwoman Rebecca Bush and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Michael Blache, Rebecca Bush, Bill Sones and Jeff Lahasky

Absent: None

Also Present: Louise Scott, Director, Planning Department; and Cara Bartholomew, Planner

Ms. Bush 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 planning case also had corresponding zoning cases and both cases were discussed in conjunction. The planning case discussed was R19-08-04 Bruce Burglass, Jr. requests a subdivision of lots 3, 4, 5, 6 and 7 into lots 3A, 4A, 5A, 6A, 7A and 9A, zoned R-1. The zoning case discussed was V19-08-29 Bruce Burglass, Jr. requests a variance to Section 7.5.1.3, R-1 Site Development Regulations, lots 5A, 6A and 9A, Albert Street, zoned R-1

Ms. Scott presented that a resubdivision was approved in May, 2019 under Case R19-05-02 for the resubdivision of Square 81 into 8 lots. Lots 1-7 were zoned R-1 Single Family Residential and Lot 8 (north half of Sq 81) was zoned B-1, Neighborhood Commercial.

The applicant was requesting to further resubdivide Lots 3-7, in order to create an additional lot which would be proposed lot 9-A. There was a variance request for 5.63' to the minimum lot frontage of 90' for proposed Lots 5-A, 6-A and 9-A. These proposed lots exceed the minimum required lot depth of 120' (+19.74) and the minimum required square footage of 10,800 square feet (+989 square feet).


LOT NUMBER	REQUIRED AREA	PROPOSED AREA	REQUIRED FRONTAGE	PROPOSED FRONTAGE	DEFICIENCY
LOT 3-A	10,800 SQ FT	22,779	90'	90'	
LOT 4-A	10,800 SQ FT	22,779	90'	90'	
LOT 5-A	10,800 SQ FT	11,789	90'	84.37'	5.63'
LOT 6-A	10,800 SQ FT	11,789	90'	84.37'	5.63'
LOT 9-A	10,800 SQ FT	11,789	90'	84.37'	5.63'
LOT 7-A	10,800 SQ FT	24,163	90'	24,163'	

The applicant stated they were requesting the variance in order to create "lots to fit within the current zoning district line".

Mr. Clark asked about the flood zone and how many loads of red clay can be brought in. Ms. Scott said the flood zone was Shaded X and AE EL9. The houses would probably be slab on grade. Mr. Clark commented that the loss of land and terrain was not linear.

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

  
Lori Spranley, Secretary

  
Rebecca Bush, Chairwoman  
Planning Commission





Zoning Commission  
Work Session  
August 13, 2019

The meeting was called to order by Chairwoman Rebecca Bush and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Michael Blache, Rebecca Bush, Bill Sones and Jeff Lahasky

Absent: None

Also Present: Louissette Scott, Director, Planning Department; and Cara Bartholomew, Planner

The last case discussed was V19-08-28 Christa W. Belesimo/Antoinette Warren (Usufruct) requests a variance to Section 8.1.5, Supplemental Regulations of Accessory Buildings and Structures, part of lot 1, square 77, 405 Atalin Street, zoned R-1

Ms. Scott presented the applicant lived at 405 Atalin Street, which was located on Lot 1, Sq. 77, being the corner of Atalin and Madison Streets. The lot measured ~100' fronting on Atalin Street by a depth of 160' on Madison Street. There was an existing driveway on Madison Street that provided access to the house. The home was setback approximately 30' from the Madison Street property line. Neither a survey nor a site plan had been provided, so dimensions were estimated using Google Earth.

The applicant desired to install a "Carolina Carport" in the existing driveway to provide shade and shelter from weather for their cars and to access their home from the existing driveway. The carport was available in two sizes being 21'x20' or 18'x20'. The applicant's preference was to use the larger size carport (21'x20').

It was estimated that the proposed carport (21'x20') would encroach into the 15' street side yard setback by 120 square feet (6'x20'). Should the slightly smaller carport (18'x20') be used, the encroachment would be reduced to 60 square feet (3'x20'). The applicant was requesting a variance to allow for the encroachment into the street side yard setback.

The applicant stated the following on the application:

*We are 83 and 76 years old. The heat is getting unbearable. We need a carport to keep the car cool and us. Since it will not fit close to the eave of the house by the driveway, we have to come out to 5' from the house. We would like to do a 21' x 20' size carport, but if that won't work we will do 18' x 21'.*

Mr. Adams asked if this would be an exception instead of a variance since there was no hardship. Mr. Blache asked what was the distance from the house to the property line which was 29'7". Ms. Scott said the structure would be 5' from the house because of the watershed from the roof and the width did not allow it to slide into place.

Antoinette and Clifford King, applicants, said when they were younger the heat did not bother them. Now, they needed protection from the sun and heat. Mr. Blache agreed it would be an exception. Mr. Adams said it would be a legitimate request and would not harm anyone.

Judy Amedee, 415 Atalin Street, stated they had no objections. There was a vacant lot between the Kings and themselves.

Ms. Scott said the staff needed information because this was not treated as a portable structure, but it must be anchored and the specifications must be provided at permitting.



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

  
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Lori Spranley, Secretary

  
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Michael Blache, Chairman  
Zoning Commission

