



Legislation Text

File #: MIN-01:1517, **Version:** 1

Minutes for the MAPC meeting on February 13, 2001.
MINUTES
METROPOLITAN AREA PLANNING COMMISSION
FEBRUARY 13, 2001

MEMBERS PRESENT: Beadles, Little, Damron, Gott, Bennett, Krennerich, Phillips

MEMBERS ABSENT: Pitts, Shaw

The minutes of the January 16, 2001 meeting were approved as prepared.

#1 RZ01-02 Real Estate Solutions requested rezoning, from C-4 Commercial to C-3 Commercial, of Lot 2 of Real Estate Solutions Hilltop Addition (2.02 acres), generally located east of Old Greensboro Road on the south side of U.S. 49 N, next to Mid-South Bank.

Mr. Krennerich made a motion to recommend approval of the rezoning to the City Council with the stipulation that a 20' buffer be installed and maintained on the south side of the property adjacent to the residential area. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, 2 abstaining, MOTION CARRIED, REQUEST APPROVED.

#2 RZ01-03 Elaine Hallum & Joe Heinemann requested rezoning, from R-1 Residential to C-3 Commercial, of part of Lot 13 of Senter & Co's Addition (1.078 acres), generally located at the northwest corner of Highland Drive and Wofford Street.

Many concerns were expressed over commercial development at this location with the current traffic situation at Harrisburg Road, Highland Drive and Wofford Street. Considering the fact that Wofford Street is a neighborhood street with residential uses to the north and to the east a step down in intensity was recommended by the City Planner to a C-5 or perhaps a R-2 classification. When asked by the Commissioners if they would consider a change to a lesser intensity zoning, Robin Nix, Attorney for the petitioners, stated that his clients wished to continue with the C-3 classification and would not consider a downgrade in zoning.

A motion by Mr. Little to recommend approval of the rezoning to the City Council failed for lack of a second.

A motion was made by Mr. Krennerich to disapprove the request stating that he could not rezone without a step down in zoning considering the adverse impact created by the increased traffic in a residential area. The motion was seconded by Mr. Damron. Voting was 5 in favor, 1 opposed, 1 abstaining, MOTION CARRIED, REQUEST DISAPPROVED.

#3 RZ01-04 St. Bernard's Village requested rezoning, from R-1 Residential to R-2 Residential, of Lot 1, Block B of Metzler Addition (1717 Metzler Lane).

Mr. Phillips made a motion to recommend approval of the rezoning to the City Council. The motion was seconded by Mr. Krennerich. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.

#4 PUD01-01 Karen & Kenneth Tyson requested final approval of Phase I of Katlyn Manor, a 57 unit Planned Unit Development (PUD) on Linda Kerr Minor Plat property, generally located on the west side of S. Caraway Road, just north of Golf Course Drive.

Mr. Krennerich made a motion to approve the request with the conditions that CW & L concur with the revised final plans and noting that the City Engineer has approved the drainage revisions. The motion was seconded by Mr. Gott. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

In other business Jeff Hawkins informed the commissioners that action is forthcoming for some two dozen or so subdivisions with uncompleted improvements. Notice will probably be sent requesting all required and/or approved improvements be installed by July 1st, maybe August 1st or a letter of credit posted for the amount of the improvements. If neither takes place, legal action will be started. The final list is being compiled now.