

Draft Minutes for the September 2nd, 2020 Planning Commission Regular Meeting

B) SUP20-0141 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow an existing residence to operate as a bed and breakfast in the R-2 Single and Two-family district on Lot 6R, City Block 5007, addressed at 522/534 Cross River Street. Applicant/Owner: Nancy & Mark Goodin; Case Manager: Holly Mullins.

Ms. Mullins presented. Staff recommended approval with 5 conditions including the paving of the drive to the proposed bed and breakfast to maintain compliance with ordinance standards.

Ms. Mullins stated the applicant plans to limit occupancy to 10 occupants.

Commissioner Meyer stated he has had conversations with staff regarding the code deviation and asked why the applicant had not put the request to maintain the gravel driveway in writing.

Chair Edwards asked if there were any questions for staff.

Commissioner Reaves asked what the difference between a waiver and code deviation is.

Ms. Mullins stated waivers refer to deviations from code requirements only in the platting ordinance, and code deviation is the term used in the zoning ordinance associated with special use permits where deviations from city codes is authorized as part of the approval process.

Chair Edwards asked if the applicant would like to speak.

Nancy & Mark Goodin, 534 Cross River, stated the driveway request for a gravel driveway is due to the property's location near the river, and to accommodate the large oaks in the lot.

Mrs. Goodin addressed the opposition from property 3 due to noise on the river by stating they plan to limit the occupancy to 10 people and will have rules to regulate noise and any disruptive behavior on their property. Mr. Goodin stated they obtained 6 signatures from properties within 200 feet of the property in support of the request.

Commissioner Reaves asked what the material of the existing paved driveway is. Mr. Goodin stated it is asphalt.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

No one spoke.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to approve the proposed rezoning to apply a Special Use Permit to allow an existing residence to operate as a bed and breakfast in the R-2 Single and Two-family district on Lot 6R, City Block 5007, addressed at 522/534 Cross River Street with staff recommendations and maximum of 10 occupants.

Discussion followed regarding the motion.

Motion by Commissioner Reaves, seconded by Commissioner Tubb, to amend the original motion to require a paved apron on the existing gravel driveway as determined by the City Engineer.

Discussion followed on the motion for the amendment.

Motion for the amendment carried (6-2-0) with Vice Chair Laskowski and Commissioner Meyer opposed.

Motion carried (6-2-0) with Vice Chair Laskowski and Commissioner Meyer opposed.

Chair Edwards read the amended motion, to approve the proposed rezoning to apply a Special Use Permit to allow an existing residence to operate as a bed and breakfast in the R-2 Single and Two-family district on Lot 6R, City Block 5007, addressed at 522/534 Cross River Street with staff recommendations, a

maximum of 10 occupants and the requirement that a paved driveway apron be added to the existing gravel driveway as determined by the City Engineer.