

How to address the Commission:

- Submit a Public Comment Form to the City Secretary prior to the start of Citizen Comments to be called on to speak.
- All comments must be made at the podium and you must state your name and address for the record.
- This is the opportunity for citizens to comment on any action item on the agenda, or any other matter over which the commission has authority.
- Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

Planning and Zoning Commission

March 3, 2022

6:30 pm

Citizen Comments

- Please submit a Public Comment Form to be called on to speak.
- Comments must be made at the Podium and you must state your name and address for the record.

This is an opportunity for citizens to address the commission on any matter, posted on the agenda. Citizens may speak up to three (3) minutes or the time limit determined by the Mayor or presiding officer.

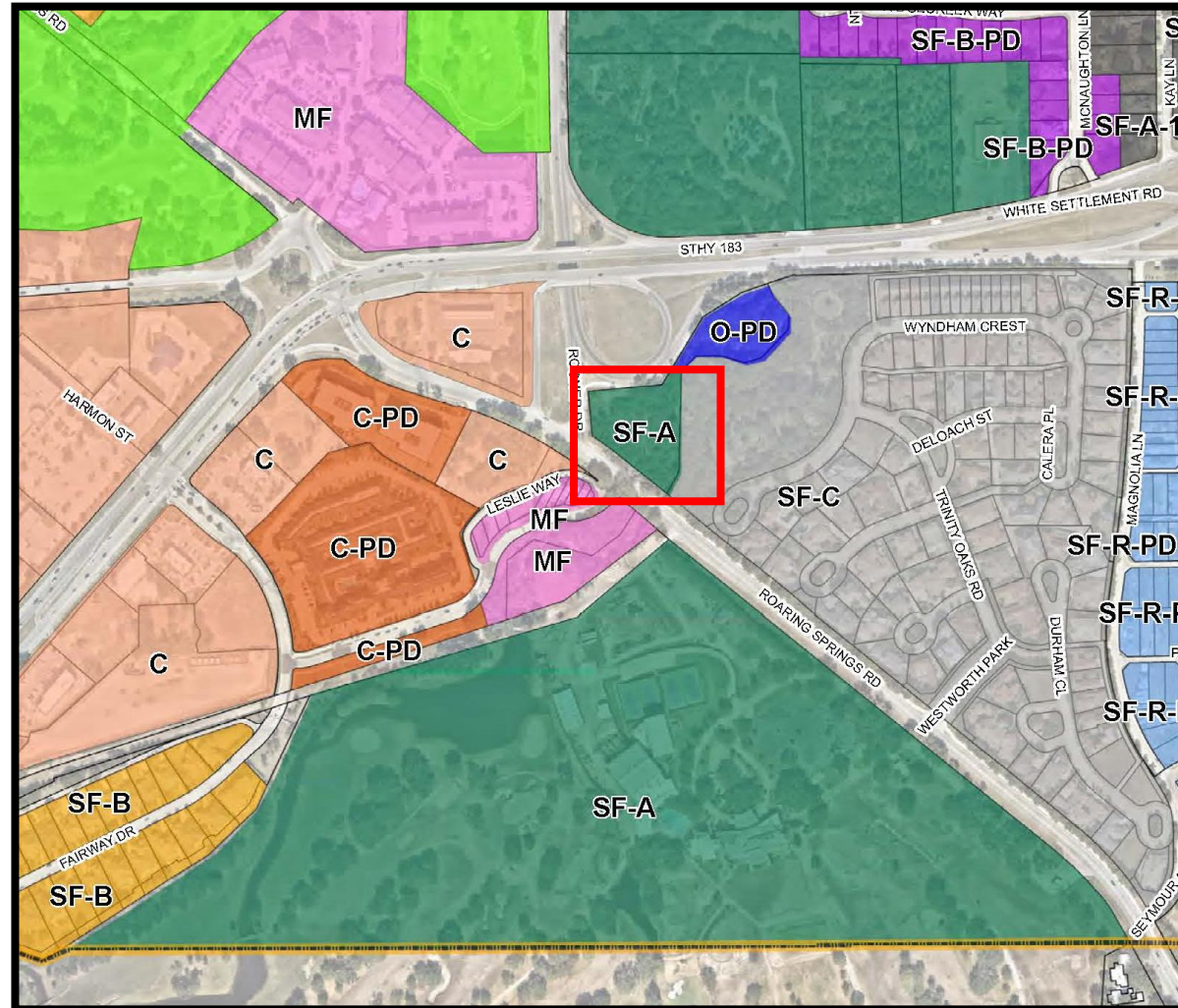
Item A:

Approval of the Minutes

- From the February 8, 2022, meeting.

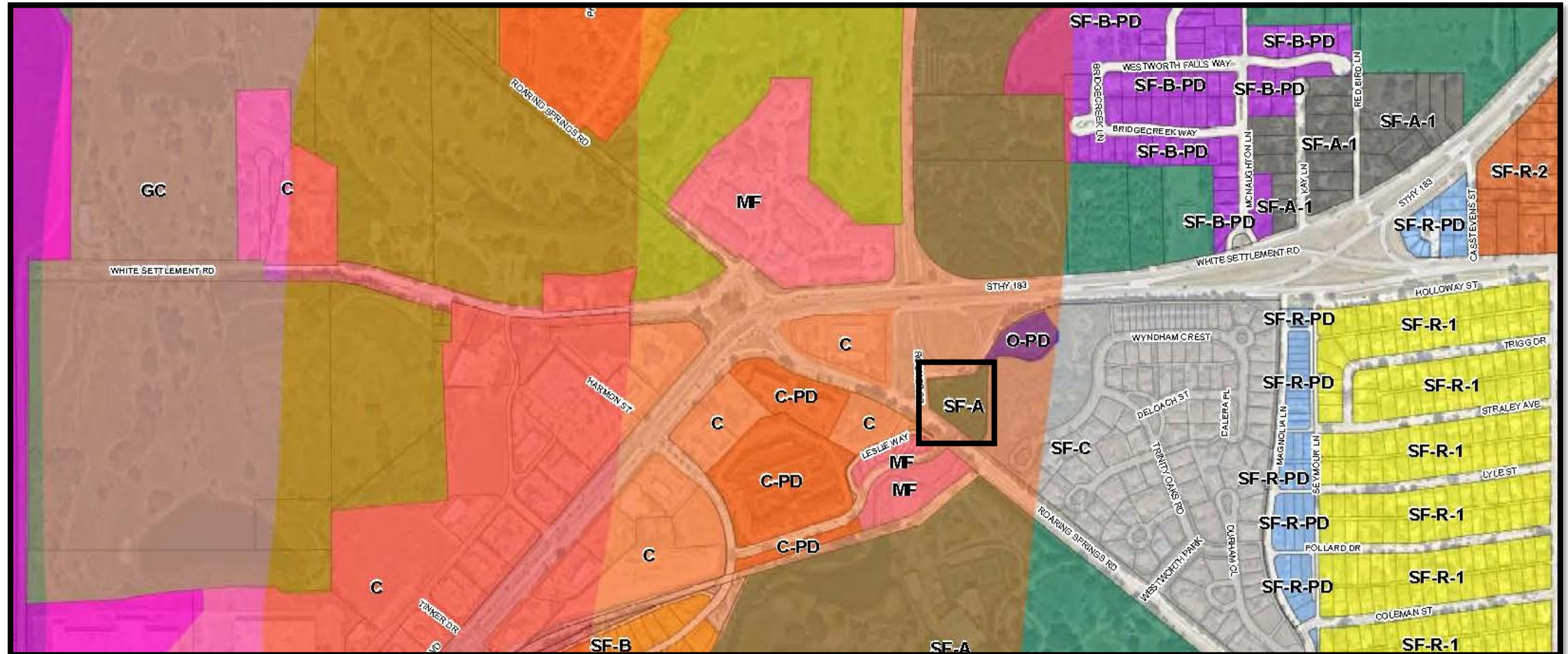
Item B:

Public Hearing – Rezoning 285 Roaring Springs Road



Item C:

Replat 6610 Hawks Creek Ave



75 Decibel

70 Decibel

65 Decibel

Not Applicable

NASJRB Noise Contours

Dimensional Requirements Zoning Ordinances

Code	Zoning District	Minimum Lot Size And Dimensions			Minimum Yard Setback (Ft.)			Minimum Off-Street Parking Spaces	Miscellaneous Lot Requirements	
		Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.		Max Height Ft.	Max Imperv Cover
SF-A	Large Lot Single-Family Residential	20,000	100	120	35	20	35	2*	35	35%

Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover
O	Office	10,000	100	100	25	15 (a)	15 (b)	Section 14.4.3	35	80% (c)

(a) Unless adjacent to common wall construction then Zero (0') feet and adjacent to residential zoning twenty-five (25') feet.

(b) Adjacent to residential zoning twenty-five (25') feet.

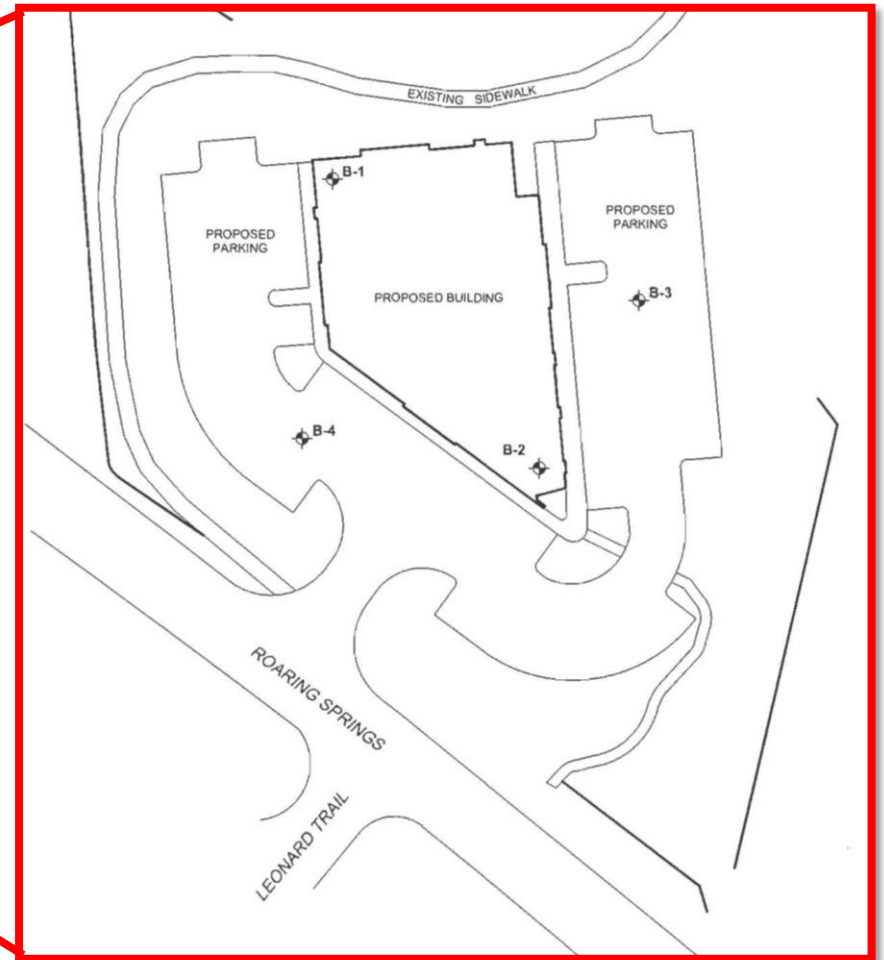
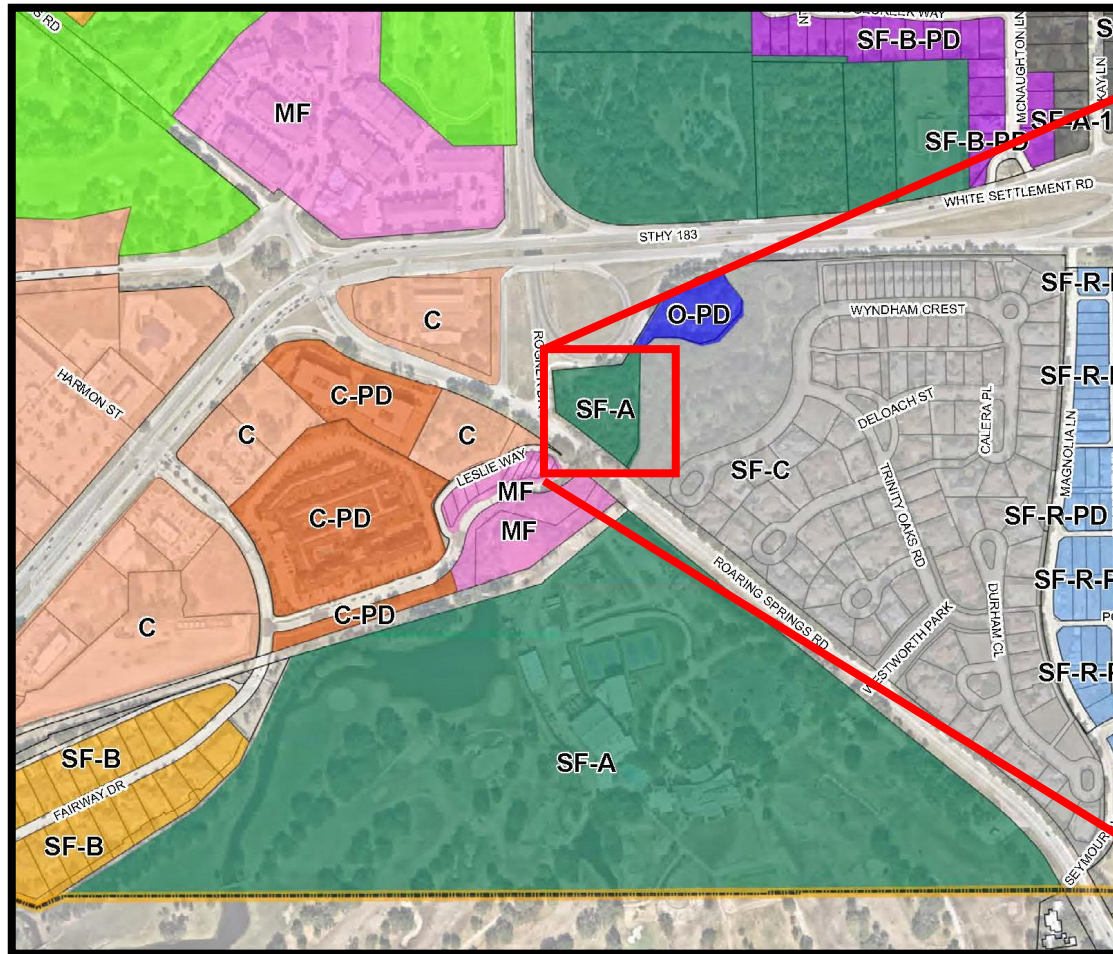
(c) Developed area includes primary and accessory structures and impervious parking/drive areas.

Regarding floodplain/storm sewer requirements:

- The storm sewer will need an adequate outfall to the creek. Adequate outfall is defined as the location of an acceptable outfall that does not create adverse flooding or erosion conditions. The storm sewer design shall account for tailwater from the creek.
- A floodplain study will be required to demonstrate 100-year WSE (Water Surface Elevation) increases of 0.00' or less from pre- to post-project conditions and shall not create adverse erosive conditions. The study shall be signed and sealed and shall include a description of how flows used in the floodplain study are appropriate for design 100-year flows/WSEs along the property. Finished floor of the buildings shall be 2' above the design 100-year WSEs.
- A CLOMR (Conditional Letters of Map Revisions) and LOMR (Letters of Map Revision) will be required. The CLOMR and LOMR shall follow FEMA criteria.

Item C:

Replat 6610 Hawks Creek Ave



Staff recommends rezoning to Office – *possible layout is included, but no applications have been submitted.*

Briefing Item D:

Next Meeting

- The next meeting tentatively scheduled on March 29th.

Meeting Adjourned