



Planning & Zoning Board Regular Meeting Minutes

October 1, 2024 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Warren Lindsey, Jason Johnson, Bill Segal

Absent

Jim Fitch, Michael Spencer

Staff Present

Director of Planning and Zoning Allison McGillis, Planner I Nicholas Lewis, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 6:01 p.m.

2. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

3. Consent Agenda

- a. Approve the minutes of September 3, 2024.

Motion made by Jason Johnson, seconded by Bill Segal, to approve the September 3, 2024 meeting minutes.

The motion carried unanimously by a 5-0 vote. (Jim Fitch and Michael Spencer were absent from the meeting.)

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. **CPA #24-04/RZ #24-05 Request of Benjamin Partners, LTD for:**

- An Ordinance amending Chapter 58 "Land Development Code" Article I, "Comprehensive Plan" and the Future Land Use Map so as to change the Low Density Residential Future Land Use designation to an Orange County Planned Development Future Land Use designation on the property located at 1251 Lewis Drive, more particularly described herein, providing for severability, conflicts and an effective date.
- An Ordinance amending Chapter 58 "Land Development Code" Article III, "Zoning" and the official Zoning Map so as to change Low Density Residential (R-2) District Zoning to Orange County Planned Development (OC PD) District Zoning on the property located at 1251 Lewis Drive, more particularly described herein, providing for severability, conflicts and an effective date.

Mrs. McGillis provided a summary of the item. She noted that the property is within the boundaries of the Ravaudage Planned Development, but was never included as part of it. She explained that it was recently purchased for the development, which allows the future land use and zoning of the property to be changed to Orange County Planned Development, matching the rest of the properties in the Ravaudage Planned Development. She indicated that this allowance is outlined in the Comprehensive Plan under Policy 1-M-6: Future Enclave & Out-Parcel Additions to the Ravaudage Planned Development. Mrs. McGillis then went on to explain that the Ravaudage Planned Development order allows for 14.76 dwelling units per acre and a maximum floor area ratio of 100%, so adding 1251 Lewis Drive would allow for three additional residential units and 9,937 square feet of added commercial entitlements.

Staff recommendation was for approval.

A brief discussion ensued regarding whether the applicant had submitted plans for the property and if it was contiguous with other properties within the development.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jason Johnson, seconded by Warren Lindsey, to approve the future land use amendment and rezoning of 1251 Lewis Drive.

The motion carried unanimously by a 5-0 vote. (Jim Fitch and Michael Spencer were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:09 p.m.

Minutes approved by the Board on December 3, 2024.

ATTEST:

/s/ Mary Bush, Recording Secretary