

PLANNING SERVICES

**MINUTES OF THE PLANNING BOARD**

**March 12, 2019**

**MEMBERS PRESENT:** Chairman Paul Ritz, Nathan Monk, Kurt Larson, Nina Campbell

**MEMBERS ABSENT:** Danny Grundhoefer, Ryan Wiggins, Laurie Murphy

**STAFF PRESENT:** Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner

**OTHERS PRESENT:** Dottie Dubuisson, Ron Helms

**AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from February 12, 2019.
  1. **New Business: Amendment to LDC Section 12-2-8 Commercial Land Use District**
- Open Forum
- Adjournment

**Call to Order / Quorum Present**

Chairman Ritz called the meeting to order at 2:05 pm with a quorum present and explained the Board procedures to the audience.

**Approval of Meeting Minutes**

Mr. Larson made a motion to approve the February 12, 2019 minutes, seconded by Ms. Campbell, and it carried unanimously.

**New Business**

**Consider Amendment to LDC Section 12-2-8 Commercial Land Use District**

On February 14, 2019, City Council referred to this Board for review and recommendation an Amendment to Land Development Code Section 12-2-8 Commercial Land Use District. More specifically, this amendment would remove the use of "Recreation and Amusement operated for profit" from the list of permitted uses within the C-2 Zoning District and add it as a permitted use within the C-1 Zoning District. Currently, the Land Development Code permits Indoor Recreation such as Bowling Alleys, Skating Rinks, Arcades and the like, beginning in the C-2 Zoning District. This amendment would allow such uses to be permitted within the C-1 Zoning District.

Chairman Ritz observed that escape rooms were good fits for C-1 and supported the change in moving the recreational uses to C-1.

However, because bowling alleys and skating rinks tended to be metal buildings, they did not represent such deviation from the otherwise permitted uses in C-1 that they would represent something onerous on the citizens that would create an adverse aspect to this change; he supported the suggested change.

Ms. Deese added that the requested uses would ordinarily go within an existing building, however, there were design standards for new construction which would prohibit a building with a full metal façade, and the uses would be indoor. She advised the C-3 Zoning District is where outside storage/work begins to be permitted.

Mr. Monk asked why the move to C-1 and not allowing it in both, and Ms. Deese stated the zoning is accumulative, so if listed in C-1, it would automatically apply to all the zones above. She also advised this revision was sponsored by Council President Terhaar and was referred to this Board. Mr. Monk asked about the putt-putt golf in Cordova Mall, and Ms. Deese explained the mall was a development plan and a different situation; she referred to Sky Zone in the county and stated C-1 property is located near it and this use would not be permitted as it currently stands.

Ms. Dubuisson advised Belmont DeVilliers has its own zoning and wanted to make sure this use did not include outdoor theaters or men's clubs. Chairman Ritz pointed out that outdoor was not allowed until C-3, and adult entertainment was still not allowed until C-3. Ms. Dubuisson felt as long as it was interior activities only, this would be a normal progression. Ms. Deese stated the LDC lists the functions of C-1, C-2 and C-3 at the beginning of each district so there is no confusion.

**Mr. Larson made a motion to approve, seconded by Ms. Campbell, and it carried unanimously.**

**Open Forum** – Ms. Dubuisson thanked the Board for their work. She informed the Board that the A-Door project was now completely filled with second and third generation residents or former residents from Belmont-DeVilliers. For the purposes of providing housing, 35 families now live in this area. Chairman Ritz appreciated the positive feedback to the Board.

Mr. Larson asked about the term limits for the Boards in the new administration, and Ms. Deese stated the Transition Report was received by the Mayor, but she was unaware how it would be executed.

Mr. Helms advised the Transition Report was distributed to Council, and they would take that issue up with the Mayor and would be looking at all the recommendations, with the Mayor setting priorities on what was pursued first.

**Adjournment** – With no further business, Chairman Ritz adjourned the meeting at 2:21 pm.

Respectfully Submitted,



Brandi C. Deese  
Secretary to the Board