

MINUTES OF SPECIAL MEETING

March 9, 2020

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Cox declared a quorum was present and called the meeting to order at 6:01 p.m.

Present: Britnee Ghutzman, Nelson Cox, Jeffrey Waddell, Carol Langley

Absent: William Simpson

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

1. **Consideration and possible action regarding approval of minutes for a Regular Meeting held on March 3, 2020.**

Jeffrey Waddell moved to approve the minutes as presented. Carol Langley seconded the motion, the motion carried unanimously. (4-0)

2. **Consideration and possible action regarding a providing an opinion to City Council on a variance request for an 11-foot vegetative buffer instead of the required 25-foot buffer for the proposed Heritage III development as submitted by Cheatham Management.**

Staff introduced the item, reviewing the proposed project, requirements of the City Code, and the process described in the Code for P&Z review of the request. Carol Langley clarified various site questions related to the existing fence, and where the requested setback would be on the site. The Commission and staff also discussed what constitutes a visual barrier and what was proposed. Jeffrey Waddell commented that by locating the parking in the back of the property, the project would increase the overall distance between the building and the adjacent properties. Staff relayed various options for vegetative

screening and provided information on several proposals by the city engineer in his report to City Council.

Carol Langley moved to recommend approval of the variance with a combination of visual screening methods that will adequately screen the parking structure and building from the adjacent residential properties, and with the provision that adjoining property owners are given the opportunity to voice any concerns. Jeffrey Waddell seconded the motion, the motion carried unanimously. (4-0)

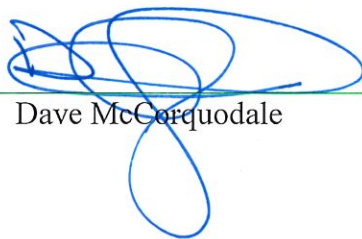
Commission Inquiry

Carol Langley asked for an update on the carport project on Houston Street from the last meeting. Staff stated they had spoken with the applicant to explain that the carport was denied. The applicant still planned to move forward with adding concrete parking spaces.

Adjournment

Carol Langley moved to adjourn the meeting at 6:50 p.m. Britnee Ghutzman seconded the motion, the motion carried unanimously. (4-0)

Prepared by:

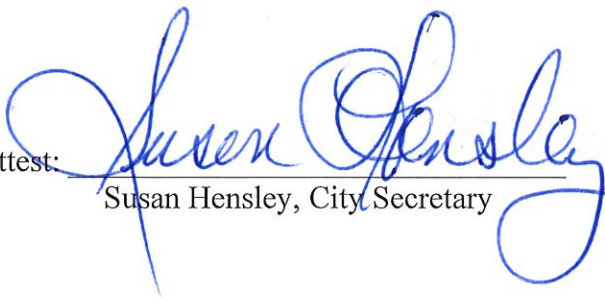

Dave McCorquodale

Date approved:

04/07/2020


Chairman Nelson Cox

Attest:


Susan Hensley, City Secretary

