



# COMMITTEE REPORT



JOINT PLANNING AND ZONING AND SPECIAL CALLED COMMITTEE MEETING  
WEDNESDAY, OCTOBER 23, 2024 | 3:30 PM  
CITY COUNCIL CHAMBERS

## MINUTES

**COUNCILOR VALERIE A. ABBOTT, COMMITTEE CHAIR**  
**COUNCILORS DARRELL O'QUINN AND COUNCILOR CRYSTAL N. SMITHERMAN, COMMITTEE MEMBERS**

**Councilor(s) Present:** Abbott, O'Quinn, Smitherman

**I. CALL TO ORDER**

The Meeting was called to order by the Committee Chair, Councilor Abbott.

**II. APPROVAL OF THE MINUTES**

**Action Taken:**

**Councilor Smitherman Motioned to Approve.**

**Councilor Abbott Seconded the Motion.**

**The September 25, 2024 Joint Planning and Zoning and Special Called Committee of the Whole Meeting Minutes were Approved as Recorded.**

**III. ZONING CASES**

**ZAC2024-00001** (2510 & 2530 Balco Road)

A request to change the zone district boundaries from D-3 (Single-Family District) to I-1 (Light Manufacturing District) in order to allow for the use of an outdoor storage yard for landscape materials, work trucks, and equipment/tools.

The applicant is requesting to change the zone district boundaries from D-3 (Single-Family District) to I-1 (Light Manufacturing District) in order to allow for the use of an outdoor storage yard for landscape materials, work trucks, and equipment/tools.

The subject property consists of two parcels containing 1.48 acres zoned **D-3 (Single-Family District)**. The applicant has requested to rezone the property to I-1 (**Light Manufacturing District**). This property is located within the Liberty Highlands neighborhood.

This rezoning is part of a zoning enforcement violation case in which the property owner has violated the zoning ordinance by allowing an outdoor storage yard in a residential area, which is Title 1/Chapter 2/Article 1/Section 2B1. The violations were sent in April 2021, March 2022, October 2023, and August 2024.

The property is within the Northeast Framework Plan area. An Implementation Committee for the Northeast Area Framework Plan was formed.

**Action Taken:**

**Councilor O'Quinn Motioned to Approve with Q Conditions.**

**Councilor Smitherman Seconded the Motion.**

**Item Recommended to the City Council Agenda.**

**ZAC2024-00006**

Zoning Text Amendment for Short-term Rentals

**Kim Speorl presented information to the Committee.**

The third draft of the Short-term Rentals Agreement was reviewed at the October 15<sup>th</sup> Zoning Advisory Committee (ZAC) Meeting. It included the 1% cap on the number of short-term rentals that will be allowed in residential districts. The cap will be based on the number of housing units that are provided from the United States Census Bureau.

MINUTES

The ZAC voted to recommend the following to the City Council:

- Short-term rentals are not permitted in any residential district.
- In the City Code proposal, the local responsible party should be located within a ten-mile radius of the property instead of 30.
- If a random drawing is approved, it should apply to all districts and not just the residential districts.
- If short-term rentals are not prohibited in all residential districts, they should be allowed by special exception in all districts.

**Action Taken:**

**Councilor Smitherman Motioned to Delay for two weeks to allow the Council an opportunity to review the questions and answers submitted for review.**

**Councilor O'Quinn Seconded the Motion.**

**Item Delayed for Two Weeks.**

IV. OLD AND NEW BUSINESS

None

V. ADJOURN

**Councilor Smitherman Motioned to Adjourn.**

**Councilor O'Quinn Seconded the Motion.**

**Meeting Adjourned.**