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# M E M O R A N D U M

## Rutherford County Regional Planning Commission

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**DATE:** July 21, 2014  
**TO:** Rutherford County Public Works Committee and Board of Commissioners  
**FROM:** Rutherford County Regional Planning Commission  
**RE:** Rutherford County Regional Planning Commission Activity Report

The Rutherford County Regional Planning Commission acted on the following requests at its July 14, 2014 meeting:

- A. W.R. Thompson (14-A008)  
**Motion to Recommend APPROVAL (9 for, 0 against)**  
Location: West Jefferson Pike  
Commissioner: Jack Black  
Size of Site: Approximately 19 acres  
Tax Map: 36, Parcels: 25.08 and 47.04  
Existing Zoning: Residential Medium-Density (RM)  
Proposed Zoning: Commercial Services (CS)
  
- B. Frank Bauer (14-A009)  
**Motion to Recommend APPROVAL (9 for, 0 against)**  
Location: 611 East Jefferson Pike  
Commissioner: Jack Black  
Size of Site: Approximately 18 acres  
Tax Map: 46, Parcels: 34.00 and 34.19  
Existing Zoning: Residential Medium-Density (RM)  
Proposed Zoning: Light Industrial (LI)
  
- C. Zoning Ordinance Amendments (14-5002) regarding Outdoor Entertainment and Amusements, Planning Staff applicant  
**Motion to Recommend APPROVAL (9 for, 0 against)**

# Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: August 14, 2014

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Case Number: 14-A008

Staff Recommendation: **APPROVE**

PC Recommendation: **APPROVE (9 For, 0 Against)**

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Request by: W.R. Thompson

Property Address: West Jefferson Pike

Commission District: 2 – Jack Black

Urban Growth Boundary: Murfreesboro UGB

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## Applicant Request

Rezoning from Residential Medium-Density (RM) To Commercial Services (CS)

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## Purpose of District

The CS district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; eating and drinking places; financial institutions; and offices. However, it is not intended that this district permit uses which generate large volumes of truck traffic, and certain activities that have lower performance characteristics are prohibited. Less building bulk is permitted, and more open space and buffering are required (Section 602 B).

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## Site Characteristics

Current Zoning: RM

Current Use: Vacant

Adjacent Uses: Mostly vacant. Residential single-family uses (Wildflowers Subdivision) are located to the north. Existing self-storage business to the east.

Adjacent Zoning: CS to the east. RM on all other sides.

Size of Tract: Approximately 19 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area as well as the Walter Hill Village Center. Both recommend mixtures of residential and non-residential uses, but the Village Center recommends a slightly higher density of four (4) residential units per acre (single-family) and commercial uses at a .5 Floor/Area Ratio. West Jefferson Pike is also identified as an Urban Corridor by the Plan.

- Goal Statement 1, Objective B: Guide development to create commercial and residential nodes rather than residential sprawl.
- Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.

Proposal supported by Comprehensive Plan

Yes. Staff feels that this proposal would meet the goals of the Comprehensive Plan as noted above.

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## Infrastructure

**Roads:** West Jefferson Pike is a 2-lane arterial road that has approximately 50 feet of Right-of-Way. The Tennessee Department of Transportation (TDOT) has a traffic count in the immediate vicinity of the subject properties, which shows a 2013 Average Daily Travel (ADT) of 8,096 trips.

**Utilities:** According to the Consolidated Utility District (CUD), there is an 8-inch water line that runs along West Jefferson Pike. Any new development would also require an approved septic system to be installed.

**Fire Protection:** The closest fire hydrant to the property is approximately 400 feet to the east/southeast of the properties. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures and the Zoning Ordinance.

**Stormwater:** The subject properties are impacted by the 100-year floodplain, as delineated by the Federal Emergency Management Agency (FEMA). The applicant will need to work closely with Engineering staff to ensure that a stormwater management system is designed to provide water quality and quantity control.

**Schools:** Not Applicable since this application is not for residential uses.

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## Background/Proposal Details

**Proposed Use:** The subject properties are located on the north side of West Jefferson Pike. The applicant would like to rezone the property in order to construct mini-warehouses on the property. There is an existing mini-warehouse facility immediately to the east of the subject properties. The existing facility was approved in 2010, with Phase 2 approved in May of 2013, although Staff is not aware of any permits that were ever obtained for the expansion. The applicant is aware that if the properties are rezoned that an application to the Board of Zoning Appeals for a special exception for the mini-warehouses will also be required, along with site plan approval from the Planning Commission. The applicant has not provided a concept plan, as they haven't progressed that that point.

**Access & Parking:** Access to the property will be provided from West Jefferson Pike. Access and parking will have to meet the standards in the County's Zoning Ordinance and be shown on an engineered site plan. Right-of-way dedication may also be required at that time.

**Landscaping:** Uses allowed within the CS zone require a Type 2 buffer adjacent to any residentially zoned property. No buffering would be required to the east, as the property is already zoned CS. A landscape plan will be required to ensure that the County's requirements are met.

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Performance Standards: Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities must be able to meet.

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### **Planning Commission/Staff Recommendation**

*There weren't many comments regarding this application at the Planning Commission meeting. The Commission did have some questions on right-of-way dedication. Any necessary right-of-way dedication will be discussed during site plan review. The Planning Commission recommended approval by a unanimous vote (9 for, 0 against).*

The property is immediately adjacent to existing CS zoning. The property is located within the Walter Hill Village Center, which encourages mixed uses. The request also appears to be consistent with the goals and objectives of the County's Comprehensive Plan. For these reasons, Staff recommends approval.

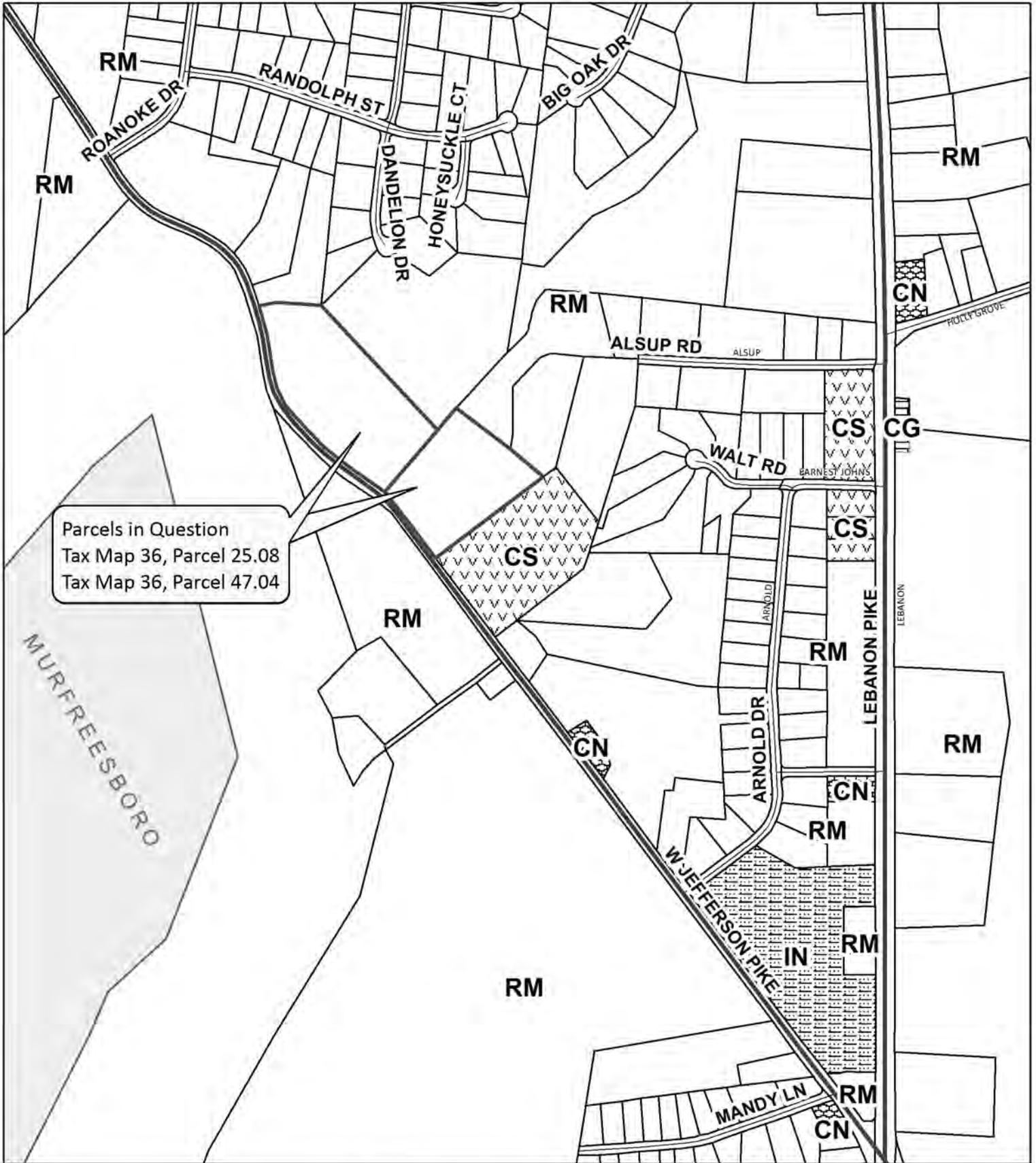
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### **Attachments**

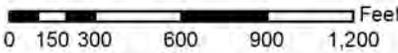
Zoning Map  
Aerial Map  
CUD Water Lines Map

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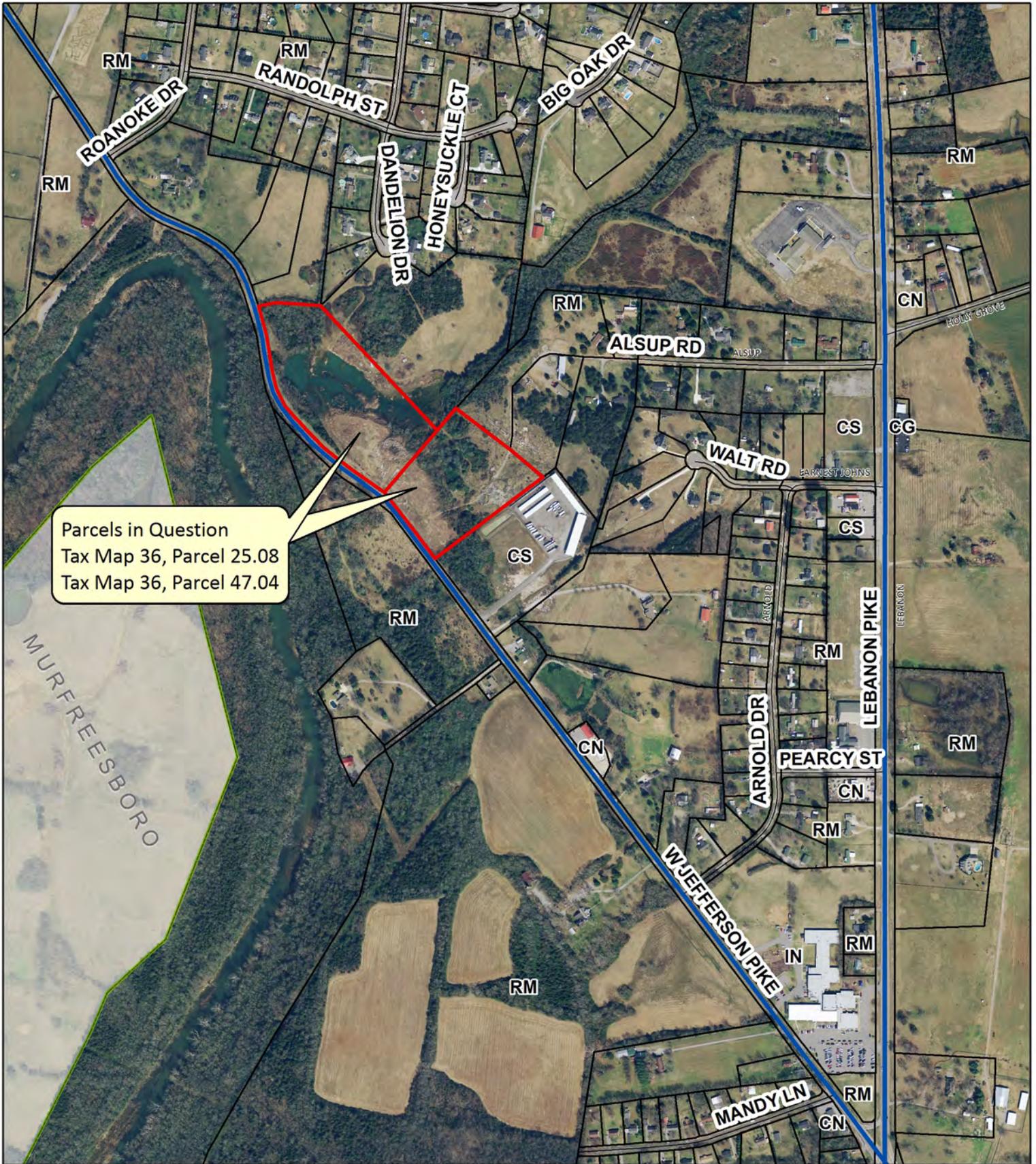
# 14-A008



Parcels in Question  
 Tax Map 36, Parcel 25.08  
 Tax Map 36, Parcel 47.04

	 In Question	 CN - Commercial Neighborhood
	 IN - Institutional	 CS - Commercial Service
	 RM - Medium Density Residential	 CG - Commercial General

# 14-A008



Parcels in Question  
Tax Map 36, Parcel 25.08  
Tax Map 36, Parcel 47.04



 In Question

0 150 300 600 900 1,200 Feet

# CUD Line Location

## Tax Map 36 Parcel 25.08 and 47.04



All maps, flows, elevations, pipe sizes or any other hydraulic information is provided as a courtesy by CUDRC to the recipient and is for information use only. Since it may be inaccurate or incomplete, it should never be relied upon for design purposes or financial commitments without investigation and due diligence by the recipient.

Date: 6/26/2014

Prepared by: JLW



N.T.S.

# Rutherford County Regional Planning Commission Staff Report

Board of Commissioners Meeting Date: August 14, 2014

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Case Number: 14-A009

Staff Recommendation: **NEUTRAL**

PC Recommendation: **APPROVAL (9 for, 0 against)**

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Request by: Frank Bauer

Property Address: 611 East Jefferson Pike

Commission District: 2 – Jack Black

Urban Growth Boundary: Murfreesboro UGB

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## Applicant Request

Rezoning from Residential Medium-Density (RM) to Light Industrial (LI)

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## Purpose of District

The LI district is intended to provide space for a range of industrial and related uses that conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments with the exception of limited outdoor storage be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities that have more objectionable influences. New residential activities except for those permitted as an accessory use are excluded, and community facilities and commercial establishments that provide needed services for industry and are complementary thereto are permitted. (Section 702 A).

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## Site Characteristics

Current Zoning: RM

Current Use: Vacant

Adjacent Uses: Mini-warehouses to the west. Religious facility to the east. Middlepoint

Landfill is located across the street. Residential single-family uses to the north.

Adjacent Zoning: CS to the west. HI across the street. RM on all other sides.

Size of Tract: Approximately 18 acres

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## Comprehensive Plan

The Rutherford County Comprehensive Plan shows this location as being included within the Suburban Character Area as well as the Walter Hill Village Center. Both recommend mixtures of residential and non-residential uses, but the Village Center recommends a slightly higher density of four (4) residential units per acre (single-family) and commercial uses at a .5 Floor/Area Ratio. West Jefferson Pike is also identified as an Urban Corridor by the Plan.

- Goal Statement 1, Objective B: Guide development to create commercial and residential nodes rather than residential sprawl.
  - Goal Statement 5, Objective C: Allow for a mixture of uses that compliments existing and planned community character.
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Proposal supported by Comprehensive Plan

While mixed uses are consistent with the Comprehensive Plan's recommendations for Village Centers, Staff is concerned about Light Industrial zoning at this location. A more appropriate zoning may be Commercial Services, consistent with what's immediately adjacent to the property.

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## **Infrastructure**

**Roads:** East Jefferson Pike is a 2-lane arterial road that has approximately 50 feet of Right-of-Way. The Tennessee Department of Transportation (TDOT) has a traffic count in the immediate vicinity of the subject properties, which shows a 2013 Average Daily Travel (ADT) of 8,887 trips.

**Utilities:** According to the Consolidated Utility District (CUD), there is an 8-inch water line that runs along East Jefferson Pike. Any new development would also require an approved septic system to be installed.

**Fire Protection:** The closest fire hydrant to the property is approximately 1,000 feet to the west of the properties. Fire protection will need to be provided consistent with the recently adopted fire code for commercial structures and the Zoning Ordinance.

**Stormwater:** The subject properties are impacted by the 100-year floodplain, as delineated by the Federal Emergency Management Agency (FEMA). The applicant will need to work closely with Engineering staff to ensure that a stormwater management system is designed to provide water quality and quantity control.

**Schools:** Not Applicable since this application is not for residential uses.

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## **Background/Proposal Details**

**Proposed Use:** The subject properties are located on the north side of East Jefferson Pike. The applicant would like to rezone the property for speculative purposes. No use has been identified at this point. The applicant has not provided a concept plan, as they haven't progressed to that point.

**Access & Parking:** Access to the property will be provided from East Jefferson Pike. Access and parking will have to meet the standards in the County's Zoning Ordinance and be shown on an engineered site plan. Right-of-Way dedication may also be required at that time.

**Landscaping:** Uses allowed within the LI zone require a Type 3 buffer adjacent to any residentially zoned property and a Type 1 adjacent to CS zoned property. A landscape plan will be required to ensure that the County's requirements are met.

**Performance Standards:** Section 1106 of the Zoning Ordinance creates performance standards for noise, dust, odor and hazardous materials that commercial or industrial activities must be able to meet.

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## **Planning Commission/Staff Recommendation**

*Although Staff had some concerns about this application, the Planning Commission felt comfortable with the request after speaking with the applicant about his plans during the public hearing. The applicant stated he was considering additional mini-storage buildings, or possibly office/warehouse uses. He was not considering any noisy or pollution type businesses. The Planning Commission recommended approval by a unanimous vote (9 for, 0 against).*

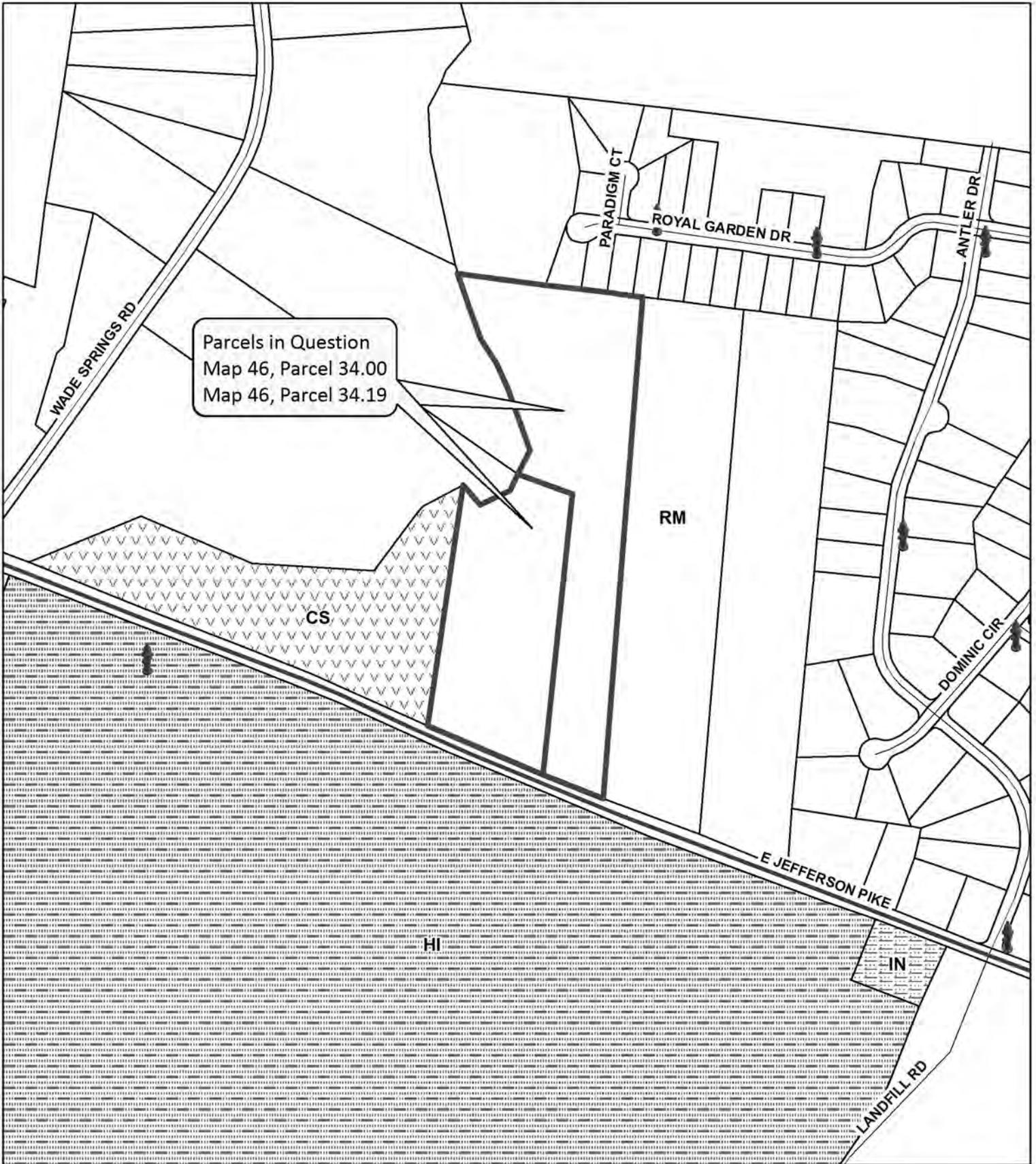
Although the Comprehensive Plan does encourage mixed-uses in the development nodes, Staff has concerns as to whether Light Industrial (LI) is appropriate for this property. Heavy Industrial zoning is located directly across the street, but that is specifically for the Middlepoint Landfill and it is doubtful that Staff would recommend any further industrial zoning simply because of the location of the Landfill. Staff feels that Commercial Services (CS) zoning may be more appropriate for the area than LI, especially considering the wide range of uses allowed in the LI zone. We are neutral on this application.

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## **Attachments**

Zoning Map  
Aerial Map  
CUD Water Lines Map

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  In Question

 IN - Institutional

 RM - Medium Density Residential

 HI - Heavy Industrial

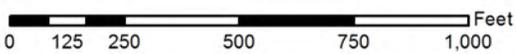
 CS - Commercial Service

0 125 250 500 750 1,000 Feet

# 14-A009

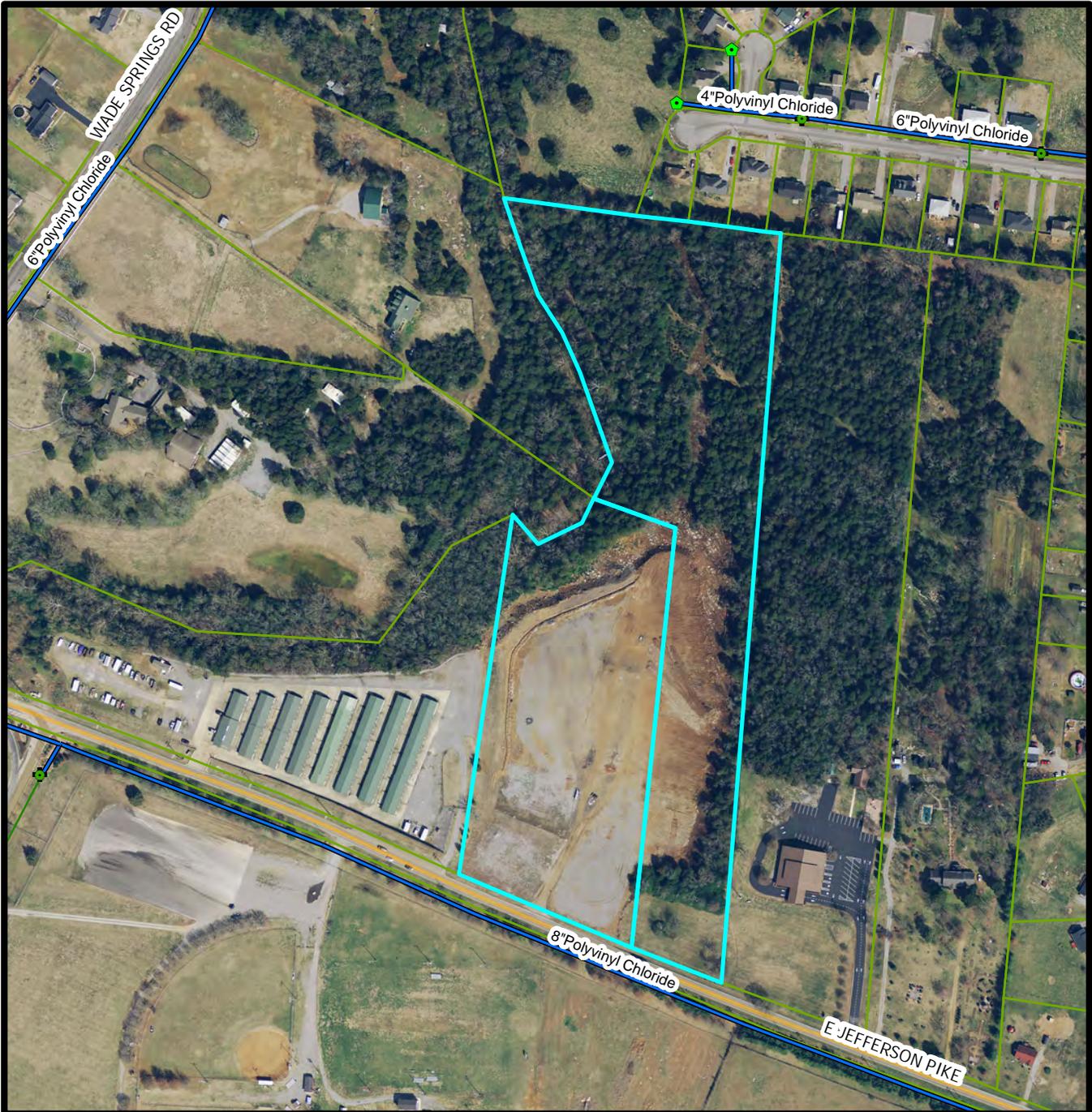


 In Question



# CUD Line Location

## Tax Map 46 Parcel 34.00 and 34.19



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Date: 6/26/2014

Prepared by: JLW





**Doug Demosi, AICP**  
Planning Director

**Eric Hill, P.E.**  
County Engineer

## MEMORANDUM

**To: Board of Commissioners Members**

**From: Doug Demosi, Planning Director**

**Date: July 22, 2014**

**Subject: 14-5002 – Amendments for Outdoor Entertainment and Amusements**

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Consistent with the Planning and Engineering Department's Work Schedule for 2014, Staff is providing the Board of Commissioners with proposed amendments for outdoor entertainment and amusements.

The Zoning Ordinance contains an activity classification for Entertainment and Amusement Services. Some example uses include bowling alleys, movie theaters and skating rinks. While these uses are typically seen in commercial areas, other uses such as paintball fields, ballfields, etc. are better suited for larger tracts of land available in the more rural areas of the County. Staff feels that rezoning these large, rural tracts to a commercial zone may be inconsistent with the Comprehensive Plan and incompatible with the development patterns in the surrounding areas. Staff proposes to divide the Entertainment and Amusements Services classification into two separate classifications: Indoor and Outdoor. Staff has also identified a number of standards that should apply to these types of uses.

Staff presented proposed amendments for Outdoor Entertainment and Amusement Services to the Planning Commission at their April 28 and May 27, 2014 meetings. Several issues were raised during Staff's presentation, including allowing these uses in more than just the AR zone, how the amendments would affect Community Assembly uses (i.e. playgrounds on church properties) and the effect on subdivision amenities, such as tennis courts, pools, etc. The amendments on the following pages have been modified to reflect the Planning Commission's discussion.



**Doug Demosi, AICP**  
Planning Director

**Eric Hill, P.E.**  
County Engineer

## **Amend Section 206 G. as follows:**

- After, "For larger groups see Group Assembly," add the following text: "This activity type has two levels; Indoor and Outdoor."
- Add the following Examples: Paintball fields, Ballfields

## **Amend Section 1408 F. as follows:**

- **Rename 2 as follows:**
  2. Entertainment and Amusement Services – Outdoor
    - a. General Standards
      - i. There shall be a minimum lot size of 5 acres, unless otherwise specified in this Section.
      - ii. Accessory uses, such as snack bars, offices, maintenance facilities, refreshment stands or retail sales, which are designed and intended primarily for the use of patrons, shall be allowed.
      - iii. Site plan approval is required consistent with Section 1404 C. of this Ordinance.
      - iv. Uses approved in this Section shall abide by the Parking Requirements found in Section 1102 of this Ordinance. Parking areas are not required to be of a hard-surfaced, dustless material but must be approved by Planning and Engineering Staff. If an agreement cannot be reached with Staff, the Board of Zoning Appeals shall have the authority to determine the surface material to be used.
      - v. Uses approved in this Section shall abide by the Landscaping, Screening and Buffering requirements and Performance Standards found in Sections 1104 and 1106 of this Ordinance, respectively, unless otherwise specified in this Section.
      - vi. All regulations enforced through other agencies, (i.e. Federal, State, and other Local authorities) must be met.



**Doug Demosi, AICP**  
**Planning Director**

**Eric Hill, P.E.**  
**County Engineer**

- **Renumber subsequent sections accordingly.**

## **Amend Appendix B – Land Use Activity Table as shown on Exhibit A**

## **Amend Appendix C – Land Use Index as follows:**

### **Add:**

- Ballfields (Publicly owned) – Cultural & Recreational Services
- Ballfields (Privately owned) – Entertainment and Amusement Services – Outdoor
- Remote Controlled Vehicle Fields (Airplanes, Cars, etc.) – Entertainment and Amusement Services – Outdoor
- Sport Tracks – Outdoor (i.e. motocross, mudbogs, etc.) – Entertainment and Amusement Services – Outdoor

### **Amend:**

- Arcades – Entertainment and Amusement Services – Indoor
- Art Galleries (private for profit) – Entertainment and Amusement Services – Indoor
- Batting Cages (Indoor or outdoor) – Entertainment and Amusement Services (Indoor or Outdoor)
- Billiard Parlors – Entertainment and Amusement Services – Indoor
- Bowling Alleys – Entertainment and Amusement Services – Indoor
- Exhibition Halls and Auditoriums (fewer than 250 participants) Indoor or Outdoor – Entertainment and Amusement Services – Indoor or Outdoor
- Golf Driving Ranges – Entertainment and Amusement Services – Outdoor
- Golf (miniature) – Entertainment and Amusement Services – Outdoor
- Movie Theaters (Excluding adult entertainment as defined) – Entertainment and Amusement Services – Indoor
- Paintball Fields – Entertainment and Amusement Services – Outdoor
- Playfields – See Ballfields
- Skating Rinks – Entertainment and Amusement Services – Indoor
- Theaters (Live) – Entertainment and Amusement Services – Indoor



**Doug Demosi, AICP**  
Planning Director

**Eric Hill, P.E.**  
County Engineer

**Delete:**

- Amusement Arcades – Entertainment and Amusement Services
- Playfields (Commercial) – Entertainment and Amusement Services

## **Appendix D – Off Street Parking Requirements**

**Add the following category to Entertainment and Amusement Services:**

- Ballfields – 10 for every acre of land, plus 1 for every 4 spectator seats or 1 for each 8 linear feet of bleacher seats whichever is greater

In addition, the following amendments are proposed to clarify that these regulations would not apply for Community Assembly uses, subdivision amenities, etc.

## **Chapter 2 – Use Classification**

### **Amend 205 B. Community Assembly as follows:**

- B. Community Assembly  
Includes the activities typically performed by or at institutions and installations for various social, religious, athletic, and recreational purposes, **including but not limited to accessory uses such as fellowship halls and recreational facilities** but excluding any facility the primary function of which is to produce products or printed matter for sale or general distribution, any retail sales or commercial overnight accommodations or facilities primarily utilized for profit. Community Assembly is divided into three categories by the maximum occupancy in the largest assembly area. The categories are as follows: Small Assembly with a maximum occupancy of fewer than 150 persons; Medium Assembly with a maximum occupancy of 150 to 500 persons; Large Assembly with a maximum occupancy of greater than 500 persons. Examples include but are not limited to: Civic, Social, Fraternal, and Philanthropic Associations, Religious Facilities including chapels, churches, convents, monasteries, mosques, sanctuaries, synagogues and temples



**Doug Demosi, AICP**  
**Planning Director**

**Eric Hill, P.E.**  
**County Engineer**

## Chapter 4 – Residential District Regulations

**Amend 403 A.2.b. to state:**

Recreation facilities exclusively for the use of the residents. **This provision includes subdivision amenities including but limited to clubhouses, pools and tennis courts on lots identified on an approved and recorded final plat subject to the provisions for site plans found in Section 1404 C. of this Ordinance;**

**Add the following provision to 403 A.2.:**

- k. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

## Chapter 5 – Office and Institutional Zoning Regulations

**Amend Section 503 A.2.g. as follows:**

- g. Operation of a playfield or ~~multipurpose~~ **other** recreational facility **including but not limited to clubhouses, pools and tennis courts** for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

## Chapter 6 – Commercial District Regulations

**Add the following provision to 603 A.2.:**

- n. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.



**Doug Demosi, AICP**  
Planning Director

**Eric Hill, P.E.**  
County Engineer

## **Chapter 7 – Industrial District Regulations**

**Add the following provision to 703 A.2.:**

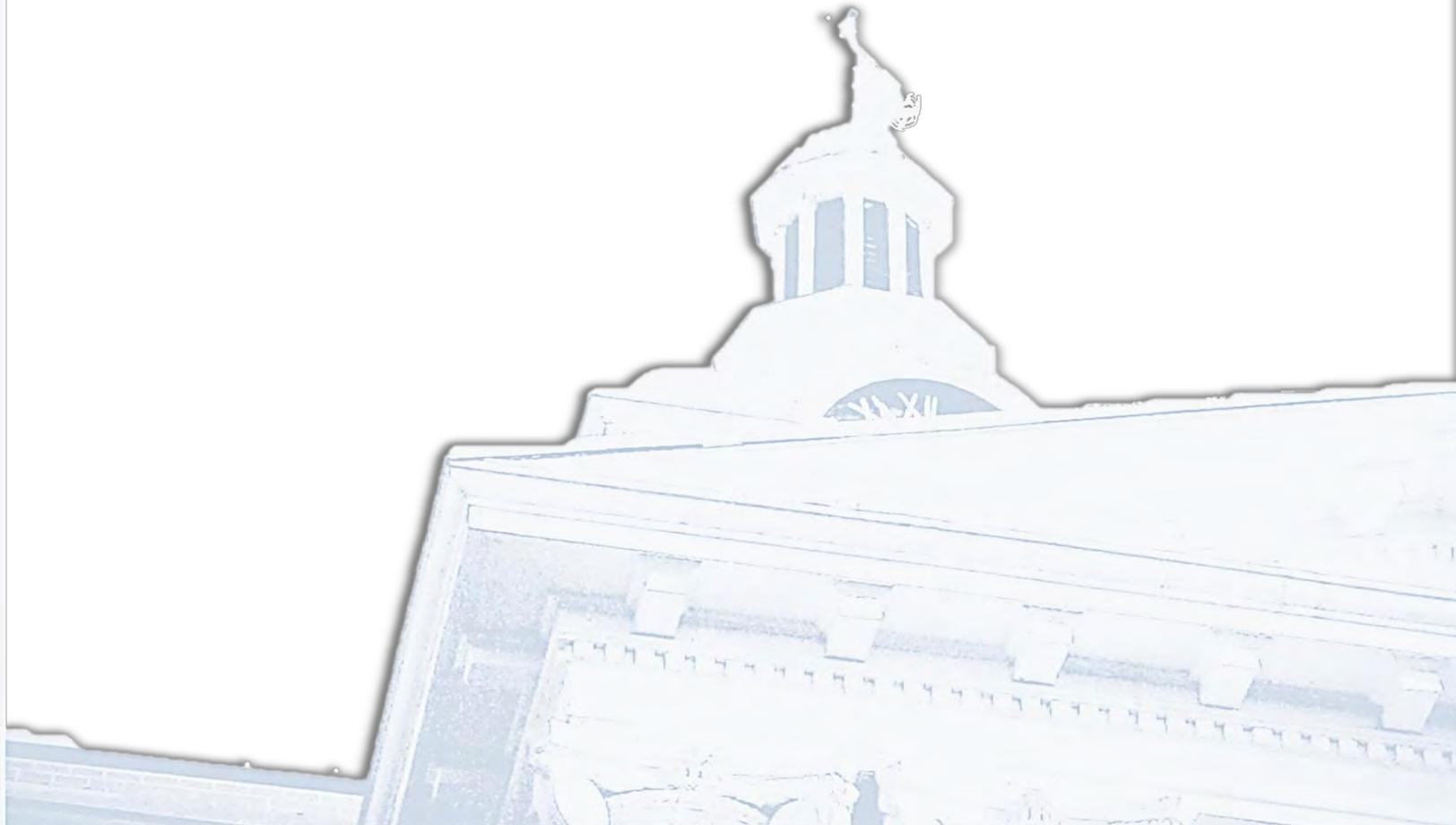
- k. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

## **Chapter 8 – Special Character District Regulations**

**Add the following provision to 803 A.2.:**

- g. Operation of a playfield or other recreational facility including but not limited to clubhouses, pools and tennis courts for employees, members, residents, patrons or others participating in the principal activity on the same zone lot.

Staff will have further comments on this item at the meeting. If you have any questions prior to the meeting, please do not hesitate to contact me.



## Exhibit A – Appendix B. Land Use Activity Table - Amendments

ZONING DISTRICTS																
ACTIVITY	AR	RL	RM	RMF	MHP	OP	IN	CN	CS	CG	LI	HI	VNC	RC	EAC	ACTIVITY
COMMERCIAL ACTIVITIES																COMMERCIAL ACTIVITIES
<b>Entertainment &amp; Amusement Services - Indoor</b>	N	N	N	N	N	N	N	SE	P	P	P	P	SE	SE	P	<b>Entertainment &amp; Amusement Services – Indoor</b>
<b>Entertainment &amp; Amusement Services - Outdoor</b>	<b>SE</b>	<b>Entertainment &amp; Amusement Services – Outdoor</b>														

Proposed amendments are in **bold text**.

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# M E M O R A N D U M

## Rutherford County Regional Planning Commission

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**DATE:** JULY 21, 2014

**TO:** PUBLIC WORKS COMMITTEE AND BOARD OF COMMISSIONERS

**FROM:** RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

**SUBJECT:** SITE PLAN/PLAT APPROVALS AT THE JUNE 23, 2014, JULY 14 AND 28, 2014 MEETINGS OF THE RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

Subdivision Plats	
Pembroke Farms Preliminary Plan (14-1004)	Site Details: 84 lots on 61.14 acres, zoned RM Applicant: Salem Creek Partnership Location: Off of Stewarts Creek Road
Retreat at Pinnacle Hills Preliminary Plan (14-1005)	Site Details: 95 lots on 33.72 acres, zoned PUD Applicant: Park Trust Development, LLC Location: Thompson Road
Richmond's Retreat Preliminary Plan (14-1006)	Site Details: 7 lots on 2.28 acres, zoned RM Applicant: Steve Knox Location: Shelbyville Highway
Heatherwood Section III Preliminary Plan (14-1007)	Site Details: 31 lots on 14.28 acres, zoned RM Applicant: Gipson Development, LLC Location: Off of Florence Road
Spence Acres Subdivision Final Plat (14-2027)	Site Details: 1 lot on 1.99 acres, zoned RL Applicant: Steve and Darlene Spence Location: Along Jones Road
Cascade Falls, Sec. 3, Phase 2 Final Plat (14-2034)	Site Details: 53 lots on 31.03 acres, zoned RM Applicant: Michael A. Hollingshead Location: Off of JD Todd Road
Ridgeside Subdivision Final Plat (14-2041)	Site Details: 36 lots on 16.68 acres, zoned RM Applicant: Jones Construction Company Location: Off of Barfield Crescent Road
CreeksBend Section I, Phase II Final Plat (14-2042)	Site Details: 15 lots on 9.01 acres, zoned RM Applicant: Silverhill Partners, LLC Location: Off of Old Lebanon Road
CreeksBend Section I, Phase III Final Plat (14-2048)	Site Details: 10 lots on 4.25 acres, zoned RM Applicant: Silverhill Partners, LLC Location: Off of Old Lebanon Road

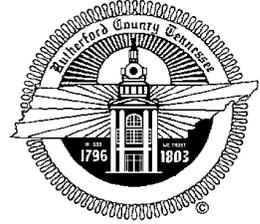
## Site Plans

Verizon Cellular Tower Site (14-3012)	Site Details: New construction of 144-foot monopole with accessory structures on 28.22 acres zoned RM Applicant: Verizon Wireless by Faulk and Foster Location: 3133 Joe Brown Road
Verizon Cellular Tower Site (14-3013)	Site Details: New construction of 160-foot monopole with accessory structures on 17 acres zoned RL Applicant: Verizon Wireless by Faulk and Foster Location: 6068 Williams Road
Verizon Cellular Tower Site (14-3014)	Site Details: New construction of 199-foot monopole with accessory structures on 94.5 acres zoned RM Applicant: Verizon Wireless by Faulk and Foster Location: 3158 Armstrong Valley Road

# RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting July 9, 2014

Location: Commission Chambers, 2<sup>nd</sup> Floor, Historic *Courthouse*



## PUBLIC WORKS REPORT

- I. Call to Order: 4:30pm
- II. Pledge of Allegiance
- III. Roll Call & Determine Quorum
- IV. Approval of June 11, 2014 Meeting Minutes
- V. New Business

- a. Zoila Zavala – BZA 2014-049

Location: 4306 White Oak Drive, Map No. 99C, Group B, Parcel 21.00, Request for special exception approval for an accessory dwelling unit (ADU) that does not meet the design standards for ADUs with variance relief of 4' from the side yard setback requirement for accessory structures for a property located in the RM, Medium Density Residential zoning district.

**MOTION TO DENY**

**Motion Carried (5 For, 0 Against)**

**Request was Denied**

- VI. Adjournment