

THE CITY OF PARKER PLANNING COMMITTEE

July 12, 2022

5:00 pm

PARKER CITY HALL

CALL TO ORDER at 5:00 pm

ROLL CALL:

Ms. Hutto - absent

Mr. Palmer - present

Mr. Robicheaux - present

Mr. Stryker - present

Chairman Rega – present

Also in attendance: Ms. Gibson

Items from the audience: none

Regular agenda:

1. **Approval of the minutes from June 28th 2022.** On a motion of Mr. Robicheaux and a second of Mr. Stryker, to approve the minutes from June 28th with the addition that it was recommended that council bring in a guest speaker and pay for cost of travel of (approx. \$250) in the future for talks on retention pond implications.

2. Land Use Amendment request 6394 Tyndall Parkway- RD Offutt

Four parcels of land, approximately 14 acres total requesting to be changed from MU1 to MU2. Some wetlands and protected trees on location. In CRA subarea 1, meaning that landscape, streetscape and treescape will need to be addressed to adhere to the councils wishes for development vision. Sean McNeil of 457 Harrison (McNeil and Carroll Engineering, Inc.) in person. Ted Sanders, RD Offutt Company via Zoom, representing the owner of land. RD Offutt is in negotiation to purchase land and develop the site. Requesting MU2 to have the ability to increase the density of the build, no current plan for the site, DOT is involved and may take some of the land in the future. Parcels are in the AICUZ zone, surrounded by MU2, water and Tyndall Parkway. Land nearby has been recently changed to MU2. Concern over no site plan submitted with request, not sure what will be built but most likely apartment complex, condos. Attorney Sloan stated the approval of the land use cannot be based on a site plan, and once change is granted it cannot be reverted if build does not take place. To revert to MU1 the city would have to request the change. The land value will increase once the new bridge is built, but that is not the city's issue, we must stay consistent with the comp plan per Attorney Sloan. Discussion over MU1 designation being consistent with the comp plan, MU1 allows 15 units per acre and MU2 would allow 25 units per acre. Mr. Sanders stated that apartments and condos would be built for sale and rentals. Some concerns of committee will be addressed when plan for build is presented, it will have to be consistent with the CRA specifications for building. Building in the AICUZ will necessitate the need for full disclosure of plans.

Public hearing opened at 5:25 pm

Cynthia Rozzo of 1440 Dover Road asked how they can request a land use change if not the owner (permission was granted by owner to speak on their behalf). In Cobb County Georgia developer buys the land then goes to planning (can be done that way or buyer can ask on behalf of seller per attorney). Requested that planning committee packet be on website for audience to

look over prior to meetings. Attorney Sloan stated the land use change application is a public record and can be requested. In Georgia, Civic groups are given the information and make decisions.

David Vest of 1435 Parkway Dr. stated that the more information the public has the better. The density along the Tyndall Parkway corridor is concerning, traffic, visually the tall buildings are things to consider. Mr. Rega stated there are restrictions in Parker as to density and height limits of 3 to 4 stories. Florida is the fastest growing state, lots of building taking place.

Public hearing closed at 5:38

Mr. Palmer stated that changing to MU2 will allow 10 more dwelling units per acre and with 14 acres that is 140 more units per acre, concern over allocating that many more units. Attorney Sloan said a traffic study will be needed, Mr. McNeil stated he worked with East Bay Flats and will complete a traffic study now as well. Attorney Sloan said the focus today is the land use and not the development. Previously administration allowed land use changes and developers wanted to follow suit now. No comments were received from Tyndall Air Force Base regarding the land use change request.

Motion to recommend to council the approval of changing the land use from MU1 to MU2 made by Mr. Robicheaux and a second by Mr. Stryker.

Mr. Palmer -nay

Mr. Robicheaux - aye

Mr. Stryker - aye

Chairman Rega – aye

Motion passed 3-1

3. Development order approval for Mr. Pho – Jimmy Ma

Mr. Ma, owner of Mr. Pho Noodle, thanked the committee for the opportunity to come into the community to begin a restaurant. He has combined two addresses in one building totaling 2400 square feet. Has 16 parking spaces and one is ADA compliant per Mr. Ma. Discussion over parking requirement of 25 spaces needed per square footage of building. Mr. Ma will get approval letter from neighbor to use more parking spots and bring letter to clerk. Many parking spots in area as the business is adjacent to Winn Dixie and Planet Fitness.

Motion to recommend approval of development order to council with letter providing use of 9 more parking spaces made by Mr. Stryker and a second by Mr. Palmer.

Mr. Palmer -aye

Mr. Robicheaux - aye

Mr. Stryker - aye

Chairman Rega – aye

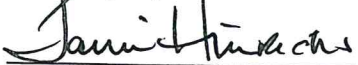
4. Comp Plan review of first 30 pages: tabled to next meeting

Discussion began over MU1 and the disallowance of equipment rental, consensus is that the definition of “equipment” needs to state what is not allowed. Desire to be able to rent paddle boards, pontoon boats and other water sport equipment. Mr. Robicheaux will research the definition of “equipment” for future discussions.

Cynthia Rozzo of 1440 Dover Rd. has recently purchased property on Tyndall Parkway which has heritage trees, she would like to sublease her property to someone who would rent paddle boards. Discussion of moving forward with businesses that can rent water equipment to people to help them enjoy the water around the area.

5. Mr. Palmer handed out a letter regarding LDR section 6-3 and discussed need for handling non permitted structures going forward. Also, discussion of modification to the permitting process. Discussion of EPCI and Anchor roles in the process.

Meeting adjourned

A handwritten signature in black ink, appearing to read "Jami Hinrichs", written over a horizontal line.

Jami Hinrichs, City Clerk