

# **AURORA PLANNING AND ZONING COMMISSION MINUTES**

**REGULAR SESSION  
AURORA CITY HALL, COUNCIL CHAMBERS  
Tuesday, December 19, 2017 at 6:30 PM**

## **I. Call to order**

Roll Call:	Chairman:	Regina Payne (2019)
	Vice Chairman:	Darold Farless (2021)
	Commission Member:	Rick Boyer (2018)
	Commission Member:	Rosemary Henderson (2020)
	Commission Member:	Eddie Breeding (2021)
	Commission Member:	Linda Barton (2020)
	Commission Member:	Vacant
	Secretary:	Carrie Howlett

Chairman Payne called the meeting to order at 6:30 p.m. on December 19, 2017. Roll call was taken and all were present except Commission Member Breeding.

## **II. Approval of Minutes**

### **A. Approval of Minutes from October 17, 2017**

Commission Member Boyer moved to accept the meeting minutes from October 17, 2017 at 6:30 p.m. Vice Chairman Farless seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Farless, Boyer, Henderson, Barton

NAYES: None

## **III. Old Business**

### **A. Discussion on portable building(s) used as living space/small houses**

Building Official Trent White addressed the commission making reference to the proposed City Code previously distributed to the commission members. Discussion was held on the matter with concerns for how acceptance of the proposed Code would affect general appearance of neighborhoods. Commission members discussed setting a minimum structure size of 450 square feet with specific stipulations on which lots

small houses could be constructed. Commission member Barton asked if there are currently any houses in the City that are around 450 square feet for commission members to look at for visual application. Building Official White advised that there are and offered a slideshow and list of properties within the City that are currently substandard size lots or house a structure smaller than current acceptable size per City Code. This presentation could be presented at a future meeting. City Manager Holmes advised that this topic is based on the need and requests from citizens for a future use of substandard size lots within the City and also for the City's point of view. Making these substandard lots useable increases economic development for the City and benefits all taxing entities.

Commission member Boyer moved to table discussion of portable buildings used as living space and tiny houses until the next meeting in order for the Planning & Zoning Department personnel to compile a visual presentation of current substandard lots and structures within the City. Vice Chairman Farless seconded the motion. Motion passed with the following members voting aye on the motion.

AYES: Payne, Farless, Boyer, Henderson, Barton

NAYES: None

#### **IV. New Business**

##### **A. Discussion on a future Downtown Historic Preservation District**

City Manager Jon Holmes addressed the commission stating that the City's downtown area is great and is worthy of preserving and revitalizing. A Downtown Historic Preservation District would preserve the existing area as well as dictate requirements for future use, repair, design and construction. Incentives could be a possibility for increasing retail and business use of the buildings in the area. Mr. Holmes further stated that the overall intent for such a district is to maintain the historic charm of the downtown area. He stated that this topic is in early stages of discussion and asked if the commission would be in support of looking into the topic further. All commission members were supportive and open to further future discussion.

##### **B. Public Hearing, Billy Dean Gautney, Minor Subdivision Lot Split**

Chairman Payne moved to open the public hearing, time noted 7:21 p.m. Vice Chairman Farless seconded the motion. Motion passed with all members voting aye.

Building Official Trent White addressed the commission stating the application for rezoning had been made with his office by Billy Dean Gautney who intends to split the oversize lot into two lots in order to build two houses.

Mr. Gautney addressed the commission advising that he intends to build two structures which will both have living quarters. He is planning for the future housing needs of family members.

Chairman Payne moved to close the public hearing, time noted 7:23 p.m. Commission Member Boyer seconded the motion. Motion passed with all members voting aye.

Chairman Payne addressed the requirement for Finding of Fact regarding the request and stated the questions to the Commission for review and discussion. Finding of Fact was determined as follows: The lot split would serve the convenience and general welfare of the public. It does not make an adverse impact on the neighborhood. It does not adversely affect surrounding property and property values. It would serve the neighborhood in some degree. It protects the neighborhood interest. It does not alter the character or nature of the development of the neighborhood. The lot split will be in basic harmony with the various elements and objectives of the Master Plan.

Commission member Boyer moved to approve the request for the Minor Subdivision Lot Split and make recommendation to City Council for the same. Chairman Payne seconded the motion. Motion passed with the following members voting aye.

AYES: Payne, Farless, Boyer, Henderson, Barton

NAYES:

### **C. Public Hearing, Janice Franklin, Annexation and Rezoning**

Chairman Payne moved to open the public hearing, time noted 7:25 p.m. Commission Member Boyer seconded the motion. Motion passed with all members voting aye.

Building Official Trent White addressed the commission advising that the application for annexation and zoning to C-2 General Business District for commercial use had been made with his office by Janice Franklin, property owner. The property houses the restaurant Hog Tide BBQ. Their business is growing and the current septic system on the property is inadequate. The property owner's intent is to annex the property into the city and connect to the City's sewer system. Mr. White further advised that Orvil Maples, Superintendent of the Wastewater Department, has been involved for calculation of projected costs. The cost for the City's extension of the sewer system to the property of topic would be a small burden for the City and will increase revenue. Mr. White stated that the extension of the sewer main would come from the existing at Cedar Glenn Mobile Home Park and run down the East side of Engle Avenue through the ditch to the property of topic. Commission member Barton agreed that this is a need for the restaurant being operated on the property. Commission Member Boyer commented that the City's investment will be returned through sales taxes. Vice

Chairman Farless stated that the City's support of this project is important in order to gain and keep a lucrative business in the City. Commission Member Henderson added that the extension would be in the direction of additional properties that have been discussed for future annexation and expansion of large business.

Commission Member Boyer moved to close the public hearing, time noted 7:29 p.m. Vice Chairman Farless seconded the motion. Motion passed with all members voting aye.

Chairman Payne addressed the requirement for Finding of Fact regarding the request and stated the questions to the Commission for review and discussion. Finding of Fact was determined as follows: The annexation and rezoning would serve the convenience and general welfare of the public. It does not make an adverse impact on the neighborhood. It does not adversely affect surrounding property and property values. It would serve the neighborhood in some degree. It protects the neighborhood interest. It does not alter the character or nature of the development of the neighborhood. The annexation and rezoning will be in basic harmony with the various elements and objectives of the Master Plan.

Vice Chairman Farless moved to approve the request for annexation and rezoning to C-2 General Business District and make recommendation to City Council for the same. Commission Member Boyer seconded the motion. Motion passed with the following members voting aye.

AYES: Payne, Farless, Boyer, Henderson, Barton

NAYES:

## **V. Public Comment/Discussion**

None

## **VI. Adjournment**

Chairman Payne moved to adjourn the meeting at 7:32 p.m. Vice Commission Member Boyer seconded the motion. Motion passed with all members voting aye.



Regina Payne, Chairman

ATTEST:

Carrie Howlett

Carrie Howlett, Secretary