

**DEVELOPMENT REVIEW COMMITTEE MINUTES  
TUESDAY, DECEMBER 17, 2019 @ 1:30 P.M.  
MEMBERS AND OTHERS IN ATTENDANCE**

Tom Coots, Com Dev.  
Steve Hargis, Public Works  
David Forshee, Public Works  
Rick Williams, RPD  
Madelyn Brown, Com Dev.

Steve Flowers, Com Dev.  
Darin Pryor, Public Works  
Chad David, RMU  
Ron Smith, Fire Dept.

**NEW BUSINESS:**

**1. ZV2019-08, Spring Properties LLC:** Variance to allow a reduction in the minimum lot area to allow a duplex in the R-2, Two-Family District.

**Tom Coots** opens by explaining that the request was submitted by Barbara Wilkins of Spring Properties, LLC who is seeking a variance to allow for the reduction of the minimum lot area requirements in order to build a duplex. Currently, the lot size is 200 sq. ft. short of meeting the minimum requirements. The building structure that previously existed has since been demolished.

**Steve Flowers** asked if the narrow part of the lot was supposed to be the front of the lot according to setback requirements. **Coots** explained that the setbacks would have to match those on Martin Street. **Flowers** asked if this applied to corner lots. **Coots** confirmed that the corner lots are required to have a 10 ft. setback.

**Ron Smith** asked **Coots** if the address site was going to be visible from Missouri Avenue. Public Works confirmed that the address will have to be visible from the access, which will be off of Missouri Avenue. **Darin Pryor** wanted to know what the plans were for sidewalks. **Coots** said that he hoped that they would add sidewalks on Missouri, connecting to Farrar Drive. **Coots** also suggests that they alter their design to have the garages facing outwards on Missouri Avenue and the adjacent street, so that when passing the property, the building doesn't appear to be a duplex.

**David Forshee** pointed out that the site plan called for a 30 foot long driveway to access the duplexes. **Pryor** said that the maximum for a residential driveway is 24 ft.

**Flowers** mentioned that these types of cases have been routinely going to the Board of Adjustment variances and that it may be beneficial to look at introducing a Text Amendment in the next year to prevent from hindering development in this area. Members present agree. **Coots** suggested taking out the minimum lot size requirement all together so that the applicant would only have to be concerned about the lot width.

Since there was no further business, the meeting was adjourned.

Meeting Adjourned: 1:51 P.M.  
Minutes Prepared By: Madelyn Brown

**NEXT MEETING:**

**Tuesday, January 7<sup>th</sup>, @ 1:30 P.M.**

DEVELOPMENT REVIEW COMMITTEE  
ATTENDANCE SHEET

DATE: December 17<sup>th</sup> 2019

NAME (please print)

DEPARTMENT/AGENCY

Darin Poyser	Public Works
David Folshere	Public Works
TOM COOTS	Comm Dev
Rick Williams	RPD
Steve Flowers	Com Dev.
Tim Smith	FIRE
Chad Davis	PMU
STEVE HAZZIS	PUBLIC WORKS
Madeleine Brown	Com. Dev.