

DEVELOPMENT REVIEW COMMITTEE MINUTES
TUESDAY, March 16th, 2021 @ 1:30 P.M.
MEMBERS AND OTHERS IN ATTENDANCE

Tom Coots, Com Dev.
Darin Pryor, Public Works
Dale Brown, RMU
Ron Smith, Fire Dept.

Steve Flowers, Com Dev.
Dave Forshee, Public Works
Brady Wilson, Env. Services
Floyd Jernigan, Parks & Rec.

NEW BUSINESS:

1. ZON21-01, Batting Cages & Training Facility : A request to rezone a property located at 512 East 18th Street from M-2 (Heavy Manufacturing) to C-3 (Highway Commercial District).

Tom Coots explained that the applicant is leasing the property and is seeking to operate a batting cage and baseball training facility from the site. The arrangement would not be for the general public, but they would lease the entire building to one or more teams. They may have alternating days, weeks, or months, etc., but would have their own dedicated times for use. It is very similar to a sub-lease, but since it includes the equipment, it is considered to be a business.

The use is not allowed in the M-2 district. The use is allowed in the C-2 and C-3 districts. The applicant is seeking C-3 zoning, but it could be reduced to C-2 if the PZ Commission/City Council feel C-3 is too much.

The property most recently had a non-permitted hair salon and car detailing business, but that has closed. It was going to need to be rezoned to allow those businesses as well.

The property is in the area of the Schuman/Ber Juan Neighborhood Plan. The plan is not yet adopted, but does recommend that this property be rezoned to a commercial district to remove unwanted industrial uses from the area.

Darin Pryor asked about the paving requirements.

Steve Flowers pointed out that the code may require that the change of use triggers a paving requirement.

Coots explained that there is some pavement on the site, but there does appear to be gravel as well. **Coots** will follow up with the applicant to see if they plan to pave anything. It may be difficult to get them to agree to paving everything since the applicant is just leasing the property. In addition, the use is not for the general public.

Pryor says perhaps at least paving the driveway approach may be warranted at this time, as currently some gravel is dragged into the street. However, there is some confusion about who owns the driveway approach. It may be on city ROW or on railroad property.

Coots followed up with the applicant. The applicant found that in fact most of the property is paved, but a lot of gravel has been placed to fill potholes and then covered other paved areas.

The applicant intends to clean up the gravel and possibly have the potholes repaired. The applicant may be willing to repave the parking area in the future if they continue leasing the property or purchase the property. The arrangement may be adequate at this time – depending on what the parking lot and driveway looks like when the excess gravel is removed and if a use is later proposed that would invite the general public to the property.

Meeting Adjourned: 2:00

Minutes by: Tom Coots

NEXT MEETING:

TUESDAY, APRIL 6TH, 2021.