



Planning and Zoning Commission Meeting Minutes

January 18th, 2024, 5:45PM

Planning &

Zoning Commission

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Meeting Minutes

I. CALL TO ORDER- 5:51PM

II. ROLL CALL

	Present	Absent
Nikita Jamerson, Chair	<u> X </u>	<u> </u>
Rose Eichelberger, Vice Chair	<u> X </u>	<u> </u>
Patricia "Pat" Taylor	<u> X </u>	<u> </u>
Terrell "Teri" Buford	<u> X </u>	<u> </u>
Yonnee Fortson	<u> X </u>	<u> </u>
Jeannine Roberts, Council Rep.	<u> </u>	<u> X </u>

Others Present: Kellie Shelton, City Services Director (absent)
Anni Dineen, Economic Development Coordinator
Aideen O'Brien, Building Department Administrative Assistant

III. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

Fortson makes a motion for approval of Agenda, Taylor seconds.

All in favor, none opposed, passes

IV. APPROVAL OF DECEMBER 7TH, 2023 MEETING MINUTES

Fortson makes a motion for approval of December 7th, 2023 meeting minutes, Buford seconds.

All in favor, none opposed, passes.

V. PUBLIC COMMENTS

Let the record show that there are no public comments.

VI. PUBLIC HEARING – OLD BUSINESS

CONDITIONAL USE PERMIT PC23-0013

Consideration of a request by Wezam Azem for a Conditional Use Permit for an auto repair shop at 8949 Jennings Station Road.

Eichelberger makes a motion to table until next meeting "in light of that there is no representative,"

Taylor seconds.

All in favor, none opposed, passes.

VII. PUBLIC HEARING – NEW BUSINESS

LIQUOR LICENSE APPLICATION **PC24-0001**

Consideration of a request by Koffee Ko, LLC, representative Christian Lomax, for a liquor license at 1280 St. Cyr Rd.

Alcohol served would not be regular liquor/alcohol options served- only coffee, or coffee complimentary liqueurs.

Taylor: "What are your hours now?"

-6am to 2pm, Monday through Friday, 7am to 2pm on Saturdays.

Taylor: "Someone could come in and get a shot at 6am?"

-Yes, during business hours.

6: 03pm- *Terry Wilson, Ward 2 Councilman speaking in favor for the approval of the liquor license.*

Chair Jamerson calls for a motion to approve the liquor license application.

Taylor makes a motion to approve, Buford seconds.

4 yeas, 1 abstention (*Eichelberger calls for her abstention to be noted), no nays, PC24-0001 passes.*

NEW CONSTRUCTION **PC24-0002**

Consideration of a request by LMAC Holdings, LLC, to construct phase three of STAR Residences at 6344 Garesche Ave.

Their presentation commences, presented by Paul Boyer, architect.

Boyer states that the variances for the project were previously requested and approved by the Board of Adjustments.

Boyer introduces representative for LMAC Holdings LLC discuss the economics/policy side of the presentation:

"These are tax-credit projects- pricing [is based] on a percentage of the median credit score and income of the area"

Buford: "[Are] there a certain amount of units that are set aside for Section 8, or could it all be Section 8?"*

**Section 8 now has a newer title: Housing Choice Voucher Program.*

-Yes: all units could be Housing Choice Voucher Program/Section 8 eligible, no restriction, cap on how many units.

Buford: "A person's income would play on how much the monthly rent would be?"

-Yes: "We look at affordability."

-Staying within 30 to 40 percent, max of their monthly income

Buford: "Are there are any other stipulations that come into play when you're reviewing a tenant for occupancy?"

-Yes, like past rental history and a procedural background check.

Eichelberger: "When you are looking at the applications, are you also looking at alternative credit?"

-Credit checks are run for each applicant.

Fortson: Applicants being processed for Star Residences III yet?

-No.

Fortson: Does the rent rise before the lease is up?

-No, rent if adjusted will be determined with the lease renewal. The lease is for 1 year.

Fortson: "Is Mr. McKinney still involved in this process?"

-Yes.

Jamerson makes a motion for a 10-minute recess—Eichelberger makes a motion to approve—Fortson makes a motion to table for further discussion—after deliberation between staff and commissioners, Jamerson restates motion for a 10-minute recess, Taylor seconds, (voting on this motion is assumed)-Passes

6:44pm- *Recess is over, Commission is back in session.*

Fortson calls for a motion to table for a site visit.

Taylor makes a motion to table PC24-0002 for a site visit, Buford seconds. All in favor, none opposed, passes.*

**The site visit is planned for an upcoming Saturday.*

VIII. OTHER BUSINESS

There is no other business.

IX. COMMISSION AND STAFF COMMENTS

None.

X. ADJOURNMENT

Jamerson makes a motion to adjourn the meeting at 6:46pm, Buford seconds.

All in favor, none opposed, the meeting is adjourned at 6:47pm.