

PLANNING & ZONING COMMITTEE

JUNE 12, 2019

The meeting was called to order at 5:31 p.m. by Chairman Tim McCarthy. Committee members present were Tim McCarthy, Jonathan Smith, and Becky Williams. Also present were Laura Alkire, Law Director, and Brody Walters, Planning and Zoning Administrator.

28282 WHITE ROAD

Mr. McCarthy said that the homeowner at 28282 White Road to whom he sent a letter inviting them to come to the meeting was not present. Mr. Walters said that he received an email from Megan Bovee, 811 Blackhorse Court, regarding the owners of the White Road property running a business from their home. Mr. Walters said that he is not disputing that a business exists there, but home occupations are permitted under the Code as long as they do not violate certain prohibitions. Mr. Walters said that he and the Zoning Inspector already made one trip to the property to observe, and presented the Committee with a summary of their observations. He said that he or his staff will make four more trips to observe if any of the rules for home occupations are being violated.

The Committee reviewed the rules of a home occupation which are: the home occupation must be conducted within a dwelling that is the bona fide residence of the principal practitioner or in an accessory building thereto which is normally associated with residential use; the home occupation shall be carried on wholly indoors and should be imperceptible from off the premises; no sign or displays of any sort shall be permitted in connection with a home occupation; no commodities, merchandise or wares of any kind shall be sold or distributed on the premises; only those persons residing on the premises may be employees of the home occupation; there shall be no exterior storage, dumping or burial on the premises of materials or refuse resulting from the operation of the home occupation; no equipment or process shall be used in the home occupation which create noise, vibration, glare, fumes, odors, dust, or electrical interference that is excessive or otherwise inconsistent with typical residential uses; and no additional parking demand or increase in traffic or congestion in the public right-of-way above that normally experienced in a residential neighborhood shall be created by the home occupation. Mr. McCarthy thanked Mr. Walters for the information and noted that this is an administrative issue. Ms. Alkire said that she reviewed the issue with Mr. Walters and agreed that this is the most logical way to proceed and, at this point, probably the most that can be done.

AIRBNB RENTALS

Mr. McCarthy said that the Committee briefly talked about Airbnbs last year, and he would like to get a working definition of these types of uses in the Zoning Code, and then discuss which zoning districts they should be permitted in. Ms. Alkire said that in

her previous experience, this type of rental was considered the same as a rooming house – one or more rooms designated for rentals. Mr. McCarthy asked Ms. Alkire to do some research on the subject.

OTHER BUSINESS

Mr. Smith said he received an email regarding a couple of properties that are overgrown. Mr. Walters said that the Service Department handles that. Mr. Weber was present and said that he would bring it up at the next Service Committee meeting.

Mr. Smith asked about rezoning two parcels that the City owns to Parks so that the area could be developed as an all-inclusive playground. Mr. McCarthy said that the City's policy has been not to have multiple smaller pocket parks because they were too hard to maintain. Yet, the two parcels in question south of Coe Court comprise over 16 acres. Mr. McCarthy suggested that this should go to the Recreation Committee and, if the spirit and momentum are there to develop a park, then any needed rezoning could occur.

There being no further business, the meeting adjourned at 6:09 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

Tim McCarthy, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, July 10, 2019 at 5:30 p.m.