

**PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING
COUNCIL CHAMBERS
March 10, 2020
7:00 P.M.**

The Planning and Zoning Commission (PZC) also acts as the Local Planning Agency (LPA) and the Zoning Board of Adjustments (ZBA). Items for each body are noted in this agenda.

CALL TO ORDER:

ROLL CALL:

Chair Ankur Patel	<input type="checkbox"/>	Town Attorney, Thomas J. Baird	<input type="checkbox"/>
Vice Chair Cheryl Schneider	<input type="checkbox"/>	Director of Planning and Zoning,	
Comm. David Flinchum	<input type="checkbox"/>	John Sickler	<input type="checkbox"/>
Comm. Frank Fore	<input type="checkbox"/>	Asst. Director of Planning and Zoning,	
Comm. MB Hague	<input type="checkbox"/>	Stephanie Thoburn	<input type="checkbox"/>
Comm. Cameron May	<input type="checkbox"/>	Principal Planner, Martin Schneider	<input type="checkbox"/>
Comm. Daniel Zuniga	<input type="checkbox"/>	Senior Planner, Garret Watson	<input type="checkbox"/>
		Planner, Peter Begovich	<input type="checkbox"/>
		Secretary, Valerie Hampe	<input type="checkbox"/>

If you would like to speak before the Commission please submit a green comment card to the secretary.

ORDER OF BUSINESS:

The normal order of business for hearings of agenda items is as follows:

- Applicant presentation
- Staff presentation
- Commission questions Applicant and Staff
- Public to be heard - Three minute limit per speaker *
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor - Discussion only on the motion
- Call for the vote

***Public Comment** - Each comment is limited to three (3) minutes. Anyone wishing to speak is asked to go to the podium and state his/her name and address for the record prior to addressing the Commission.

MINUTES:

Regular Planning and Zoning Commission meeting, February 11, 2020.

CITIZEN COMMENTS:

Citizen comments unrelated to agenda items. The Commission will not discuss these items this evening. Any issues will be noted by Staff for follow-up as appropriate.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Future Land Use Element Text Amendments** – Town-initiated Comprehensive Plan Text Amendments to: (PZ# 4170)

- Policy 1.13.5 to modify the completion date for adopting a new mixed-use zoning district for properties 100 acres and less in size; and,
- Objective 1.18 to modify the completion date for developing transit-oriented criteria for properties within ½ mile of a public transit stop. [Tab 1.pdf](#)

Acting as the Local Planning Agency

Town Council consideration:

April 7, 2020 – 1st rdg
June 16, 2020 – 2nd rdg

2. **Cornerstone** – Site Plan amendment to change the architectural style of a previously approved mixed-use building from Mediterranean to a Coastal/Postmodernist style, on a 1.0± acre property, located at 50 South U.S. Highway One. (PZ# 4160) [Tab 2.pdf](#)

Town Council consideration:

April 21, 2020

3. **850 Parkway Street** – Site plan amendment to change the use of a 6,537 square foot office building to medical or dental clinic uses on a 0.7± acre property located at 850 Parkway Street. (PZ# 4016) [Tab 3.pdf](#)

Town Council consideration:

April 21, 2020

4. **Generation Church** – Site Plan amendment application to modify the phasing plan for the construction of parking, to modify the site and landscape plans, and minor architectural elevation changes for an existing church on a 2.4± acre property, at 510, 430, 418, and 412 Center Street. (PZ# 4206) [Tab 4.pdf](#)

Town Council consideration:

April 21, 2020

ADJOURN PLANNING AND ZONING COMMISSION

Next Scheduled Planning and Zoning Commission Meeting – **Tuesday, April 14, 2020**

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decisions made by the Planning and Zoning Commission with respect to any matter considered at these hearings, such interested person may need a verbatim record of the proceedings made, including the testimony and evidence presented at this hearing.