

## MEETING NOTES

Zoning Update-Technical Committee Meeting  
Metropolitan Planning Commission  
Arthur A. Mendonsa Hearing Room  
March 21, 2007  
3:00-5:00 PM

### I. Welcome

MPC Chairman Stephen Lufburrow thanked the Technical Committee attendees. (The Technical Committee is comprised of approximately 30 private and government professionals who will work with the MPC staff. Most of the committee members work with, or have some experience or relationship to the zoning process). The Chairman recognized it will take a significant commitment for the committee members to participate at every meeting. The Chairman asked that they focus on the good of the community as a whole rather than focusing on narrow interests and noted that the Technical Committee would function as a sounding board for staff. The final work product would not be a consensus of the Technical Committee, however the Technical Committee will be the first group to see staff's work and that your role is to test staff's ideas and to use your input to make the code better. Lastly, the Chairman indicated that Technical Committee members should also be a conduit back to your constituent groups about the process.

MPC Executive Director Tom Thomson thanked the attendees and noted the importance of providing staff with an e-mail address so that communication could be facilitated.

### II. Introduction of Technical Committee and Staff

Committee members and MPC staff introduced themselves. Ten committee members were not attendance.

### III. Overview of Unified Zoning Ordinance Process

Charlotte Moore, Director of Development Services and the Unified Zoning Ordinance project manager, provided a PowerPoint presentation of the update process. Topics included: a brief explanation of zoning; why a zoning update is being pursued (concerns with format, processes, standards, and directive from County Commission and City Council to unify the existing zoning ordinances); tasks to be completed; a time line for completion; and, an overview of structure of the various committees.

She also noted that a webpage is under construction that will be dedicated to the Unified Zoning Ordinance process. The webpage will contain work products produced by the Technical Committee, an FAQ section, contact information, and provide the public with the ability to comment. Until it is completed, the public can log on to the MPC's website ([www.thempc.org](http://www.thempc.org)) and request that any

zoning alerts be emailed to them. This information is located on the "Request to Keep Me Informed" link.

**Comments following the presentation included:**

- Tom Thomson pointed out that the update was a two year process, including drafting and public input.
- Lee Meyer pointed out the need for clear parking standards.
- Stephen Lufburrow noted that the number of variances requested indicated a problem with the standards.
- Melissa Jest stated her hope that the Zoning Update would support the vision in the Comprehensive Plan and stated the need for specific criteria for granting variances.
- Patty McIntosh asked whether Part 5 Environmental Standards (Chapter 391-3-16) would be referenced in the Zoning Update.
- County Commissioner Helen Stone noted that functionality and clarity were important goals.
- City Alderman Jeff Felser noted that rezoning and applications for liquor licenses were the most contentious items that came before the City Council. Alderman Felser requested that a list of participants and contact information be provided to the Committee.
- Tom Todaro expressed the hope that the zoning update would be successful.
- Gregori Anderson pointed out that enforcement was an important component in developing regulations.

**IV. Group Exercise**

MPC staff developed five questions relative to locating information in the county and city zoning ordinances. The Technical Committee was divided into four groups and given 15 minutes to answer all questions. The purpose of the exercise was to give the committee firsthand experience with the ordinances and to emphasize how difficult they are to use. No group was able to answer all questions.

**V. Determine Future Meeting Dates**

The group decided that the third Wednesday of the month from 3 - 5 p.m. would be a good meeting time. Sean Brooks suggested that a meeting schedule for the remainder of the year be provided. The next meeting will be April 18.

The meeting adjourned at 4:30 p.m.