



# Planning Commission Agenda Item

**Meeting Date:** 10/10/23  
**From:** Josh White, Principal Planner  
**Item:** Subdivision & Zoning Regulations Amendments Public Hearing

**Purpose:** Hold a public hearing to consider the advisability of amendments to the Subdivision and Zoning Regulations

**Background:**

The current Zoning Regulations were adopted in 2014 shortly after the 2013 Comprehensive Plan was adopted. A major rewrite to the zoning regulations had not been done since 1964. Since 2014 several amendments have been made to the regulations. In 2022, the Comprehensive Plan was updated again. In it, there were several recommendations for changes to the regulations. Staff also noted several changes that needed to be made because of conflicts with interpretation and changing conditions. The Board of Zoning Appeals also expressed a desire to lessen the number of variances granted. In a perfect world, variances would never have to be granted because the regulations would be perfect. Unfortunately, there is no way to write regulations for every possible situation, but staff have attempted to rectify some of the situations.

To change the regulations, the Planning Commission reviews all of the changes and is required to conduct a public hearing to allow citizens to comment on the changes. At the end of the hearing, the Planning Commission will vote whether or not to recommend that the City Commission adopt the changes.

The proposed changes are available on the city website. The Zoning Amendments can be found at <https://tinyurl.com/ACzoning> and the Subdivision Amendments at <https://tinyurl.com/acsubdiv>

**Action:**

Hold a public hearing, at the close of the public hearing, vote to recommend/not recommend that the City Commission adopt the changes.

**Attachments:**

**Summary of changes**