

# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** March 14, 2025  
**SUBJECT:** P&Z Meeting

---

These items were on the P&Z Agenda on March 12, 2025.

## ❖ Public Hearings

- Public hearing for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips
- Public hearing for a special use permit for a community unit plan with multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000 as submitted by Robert W. & Belinda Phillips.
  - There were 17 total residents in attendance.
  - 9 residents spoke in opposition to the rezoning and special use permit.
  - There was no one to speak in favor of the items.

## ❖ Consider a request for rezoning a 6.36-acre lot, county parcel number 15-101-00-02-004.01-0000, from an R-2 Single Family Residential District to an R-4 General Residential District as submitted by Robert W. and Belinda Phillips.

- The developer is asking for rezoning from an R-2 single-family residential district to an R-4 general residential district so he can develop multifamily dwellings on the lot.
  - This was denied by a vote of 1 aye, 6 nays, 0 abstentions, and 2 absentees.

- A super majority vote from the Board of Aldermen is required for approving this item.
  
- ❖ **Consider a request for a community unit plan with a special use permit to allow multiple buildings on a 6.36-acre single lot in an R-4 General Residential District at parcel number 15-101-00-02-004.01-0000, as submitted by Robert W. and Belinda Phillips.**
  - The developer is asking for a special use permit to build multiple multifamily units on the lot.
    - There was no action taken by the Commission because the rezoning didn't pass. This serves as a denial. A super majority vote from the Board of Aldermen is required to approve this item.
  
- ❖ **Consider a request to approve a Land Exchange Certification for transferring .12 Acres from 813 Old Cape Road to 819 Old Cape Road, as Semo Rental Properties, LLC submitted.**
  - This was approved by a vote of 7 ayes, 0 nays, 0 abstentions, and 0 absentees.
  - The Board of Aldermen requires no action.
  
- ❖ **Consider a request to approve a Land Exchange Certification for transferring .01 Acres from 125 E Main St to 117 S Hope Street, as submitted by CPM Investments, LLC.**
  - This was approved by a vote of 7 ayes, 0 nays, 0 abstentions, and 0 absentees.
  - The Board of Aldermen requires no action.