



PLANNING & ZONING STAFF REPORT

MEETING DATE: January 24, 2022

GENERAL INFORMATION

Petition Number: TMOD-21-014

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment: Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 7 – Administration concerning the actions by the Planning Commission

FACTS AND ISSUES:

- At a recent work session, the City Council has requested that the provisions of the Article 7 of the Stonecrest Zoning Ordinance be revised to clarify the role and intent of all motions made by the Planning Commission.
- In particular, they want to limit all motions made by the Planning Commission to recommendations only to the City Council in keeping with their role as a recommending body. This would remove the ability of the Planning Commission to defer action on case before transmittal of the case to City Council.

Recommended Text Changes

Proposal: Clarify the list of motions that the Planning Commission can make at a public hearing.

Reasons for proposal: To simplify the and shorten the rezoning process.

Track Changes version of recommended changes

Sec. 7.3.7. Action by the planning commission.

The secretary of the planning commission shall provide the members of the planning commission complete information on each proposed application requiring a public hearing by the planning commission, including a copy of the application and all supporting materials. The planning commission, after conducting a public hearing with prior public notice as required by this article, shall consider the proposal and vote on its recommendation to the city council. Any



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~~recommendation of deferral of an application~~ by the planning commission shall not be binding on the city council. The planning commission may recommend approval of the application, recommend approval to a less intense zoning district or land use category than that requested by the applicant, recommend approval of the application with conditions, recommend denial of the application, recommend deferral of the application, or, upon request of the applicant, recommend withdrawal of the application without prejudice. In its recommendation of any application, the planning commission may recommend the imposition of conditions in accordance with section 7.3.9. All findings and recommendations of the planning commission relating to amendments to the official zoning map shall be made based on each of the standards and factors contained in section 7.3.5. All recommendations of the planning commission relating to amendments to the comprehensive plan maps shall be made based on each of the standards and factors contained in section 7.3.4. The secretary of the planning commission shall make and maintain a written record of the planning commission's consideration and recommendations, which shall be public record.

RECOMMENDED ACTION: Recommend Approval of TMOD-21-0141.

PLANNING COMMISSION RECOMMENDATION: Denial