

**PARTIAL MINUTES OF THE  
ZONING COMMISSION  
November 15, 2021**

**PL(P) 21-37: Zoning, Planning and Development Text Amendment: Amending Sections 30-3-8.2 (B) Membership: District representation to clarify language for district representation.**

Mr. Kirkman stated the proposed ordinance amendment request was designed to clarify representation on the Historic Preservation Commission, in terms of a person representing one of the locally designated historic districts which are the Dunleath, College Hill, and Fisher Park. The Historic Preservation Commission itself has nine members, leaving six other members that would be At Large. For the three representatives, the text amendment would clarify that the person representing that local district must either reside in that district or own property in that district to be able to represent them in that capacity. The Commission was being asked to make a recommendation on this request. The Commission has three options for the text amendment; (1.) Make a recommendation to accept the text as presented by staff; (2.) Make a recommendation to approve the text but add other changes to it; (3) Recommend denial of the request. Chair O'Connor inquired if there were questions of staff. Mr. Egbert stated if there were 9 people on the Commission, and three have to live in the district, those three would be out voted by people outside the district. Mr. Egbert did not understand only having 3 out of 9. Mr. Kirkman responded that for the Commission as a whole, all members need expertise or interest in historic preservation planning or other aspects. That is a consideration for all 9 members, that they have some interest in preserving historic resources for the city. If someone specifically represents one district, they have to be a resident or property owner. It does not prevent others from being from those districts as well. Mr. Egbert stated a resident could be a renter living in Wafco Mills. Mr. Kirkman stated there were things written in the ordinance talking about how those representing the district should have certain areas of expertise or interest specifically. Mr. Egbert stated if there were only three of nine, six people would not be vested because they did not own or live in those neighborhoods. Mr. Kirkman responded this request came about as a question when Council was making appointments about who could specifically represent the locally designated historic districts as that district representative and whether or not they needed to live or own property in the district. The conclusion is if you are considered a College Hill representative, that you must live or own property in that area. Ms. Magid advised there could be more than one person, as it says "at least" one person. Mr. Kirkman stated it did not preclude anyone else and there could be multiple representatives. It states "if you are appointed as that district representative, you have to meet these standards."

Mr. Egbert also asked why this proposed change was before the Planning and Zoning Commission. Mr. Kirkman responded it was part of the broad responsibilities of the Planning and Zoning Commission. The Commission's role is to have a public hearing if there are public comments and evaluate the change to make a recommendation to City Council. Ms. Magid asked if the Historic Commission was active. Mr. Kirkman responded it was. Mr. Jones asked if the number of locally zoned historic districts could exceed nine Commissioners. If every historic district had a representative, would that number ever exceed nine and have more historic districts than slots. Mr. Kirkman responded that was a possibility but would be a long time before that happened and he did not see that happening.

Chair O'Connor inquired if there were any further questions. Hearing none, Chair O'Connor requested a recommendation be made to go to City Council. Mr. Egbert made the motion to approve the recommendation as presented to the Commission. Seconded by Ms. Skenes. The Commission voted 8-0. (Ayes: Jones, Skenes, Alford, Magid, Egbert, Peterson, Vice Chair Bryson, and Chair O'Connor; Nays: 0). Chair O'Connor stated the motion constituted a favorable recommendation and would be subject to a public hearing on December 21, 2021 City Council meeting.