



## Meeting Minutes Planning Commission

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Tuesday, August 15, 2023

1:30 PM

Council Chambers

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[23-20RZ](#)

Stiles Multi-Family Zoning Map Amendment (Quasi-Judicial)

Staff: Josh Law, Planner

Agent: Jackson R. Boone, Esq., Boone Law Firm

Applicant: Stiles Corporation

Chair Snyder announced this is a quasi-judicial hearing, read the memorandum regarding advertisement and written communications, and opened the public hearing.

City Attorney Fernandez questioned Commission members concerning ex-parte communications and conflicts of interest. Mr. Jasper, Vice Chair Wilson and Mr. Hale disclosed site visits.

Planner Law, being duly sworn, presented general information, aerial photo, surrounding properties, GCCF Binding Master Plan, project description, future land use map, zoning map, Comprehensive Plan consistency, Land Development Code compliance, findings of fact, and concurrency and mobility.

Attorney Jackson Boone, Agent, being duly sworn, presented proposal to Residential Multi Family 3 (RMF3) zoning, surrounding land use designations, future applications for property, consistency with Comprehensive Plan, and LDC compliance.

Chair Snyder closed the public hearing.

Discussion took place regarding MUR districts, increase in density, inconsistency with current zoning on half of parcel, compatibility with surrounding properties and planned multi-family in area.

**A motion was made by Vice Chair Willson, seconded by Mr. Hale, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code and with the affirmative Findings of Fact in the record, recommends to City Council approval of Zoning Map Amendment Petition No. 23-20RZ. The motion carried by the following vote:**

**Yes:** 5 - Mr. Hale, Mr. Willson, Ms. Schierberg, Chair Snyder and Mr. Preiksats

**No:** 1 - Mr. Jasper

**Excused:** 1 - Mr. McKeon