

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**APRIL 18, 2019**

**Case No. 88-2019**

**A request by Crockett Engineering Consultants, on behalf of Partnership for Kelly Farms of Columbia, LP, for a major amendment to the existing PD development plan known as Kelly Farms to increase monument signage height and area from the permitted 4-foot height and 16-square foot area per sign, and to revise driveway locations for the multi-family lot. The 43-acre property is located on the east side of Cinnamon Hill Lane, approximately 1,100 feet north of Stadium Boulevard.**

MS. LOE: May we have a staff report, please?

Staff report was given by Pat Zenner of the Planning and Development Department.

MR. ZENNER: We believe that the signage is appropriate. We believe that the amendment is consistent with good signage practices, reduces signage but still affords the applicant to stay under the cap of what would be allowed if it was just RMF zoning. It's for that reason we are recommending approval of the plan amendment as it relates to signage specifically and then as the secondary component of the amendment the relocation of the driveways on the adopted site plan to match with the physical construction in the field. If you have any questions, I'd be more than happy to answer them.

MS. LOE: Thank you, Mr. Zenner. Are there any questions for staff? Mr. MacMann.

MR. MACMANN: Thank you, Madam Chair. Mr. Zenner, as we all recall our neighbors here to the north and the neighbors here to the west were seriously involved and seriously concerned when this project went in. I'm glad that the Kellys and them could reach some kind of accommodation. They had no response to any of this?

MR. ZENNER: Given the notes, and I will point out I am pinch hitting for Mr. Smith this evening, based on what is stated in the report, they did have three attendees at that public information meeting and the comments and concerns that were expressed were size and design of the signs. Initially I think there was some other variations at the initial iteration of what was submitted to us and I believe through the review process, and if Mr. Crockett is still here he can address that as well, we were able to I believe work with the applicant to get the signs.

MR. MACMANN: I truly believe if they had an issue they would be here.

MR. ZENNER: I guarantee you. Actually I'm very proud of my staff that they were able to resolve that if they have.

MR. MACMANN: I just want to know given the level of their involvement last time. Thank you very much. Thank you, Madam Chair.

MS. LOE: Thank you, Mr. MacMann. Any additional questions for staff? Seeing none. We will move to public comment.

## **PUBLIC HEARING OPENED**

MS. LOE: Please give your name and address for the record.

MR. CROCKETT: Madam Chairman, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. As Mr. Zenner stated, we are asking for a very slight increase in the total sign area. While we can ask for a much larger increase, we're not. If you've been by any of the Kelly developments, you'll notice that the signs at those developments are very size appropriate, very attractive, and that's what we're looking for here. We don't want to get just the maximum sign area that we possibly can. We want to make sure that it's appropriate for the development itself. That's what we're asking for. Mr. MacMann, to answer your question, with me tonight is Pat Kelly and Ben Kelly, the developers of the property. Before this project came through, they actually went and met with the neighbors in one of the homes of the neighbors out there. Talked to them about what the changes were, what the proposal was. I think three or four of them did show up at the public information meeting and they did give us support for our changes. Yes, we have reached out to them outside of the city process and went to them and met with them individually in their homes and said hey, is this going to be an issue, what's your concerns, what's your thoughts on this, and they had no problems with the signage revisions that we're asking for. Yes, it was a process with the neighbors before. We wanted to make sure that we included them in this process as well which the Kellys certainly did. Again, I believe that the proposal before you tonight is appropriate and ask for your support and happy to answer any questions that you may have.

MS. LOE: Thank you, Mr. Crockett. Are there any questions for this speaker? Mr. MacMann.

MR. MACMANN: Just a real quick comment, Madam Chair. I'd like to thank the Kellys and Mr. Crockett for going that extra mile. It makes a big difference. We had a lot of concern last time. I'm glad it was addressed.

MR. CROCKETT: Absolutely. They took care of this and left me out of it. Hey, you can give them credit, not myself.

MR. MACMANN: Credit those developers and agents who go that extra mile.

MR. CROCKETT: Absolutely. We build a relationship with those neighbors. We take great pride in the fact they actually have called the police on a few instances on some activity taking place on our site that they want us to be aware of. We're very appreciative of that. It goes both ways.

MR. MACMANN: Thank you, sir.

MS. LOE: Thank you, Mr. MacMann. Any additional questions for Mr. Crockett? I see none. Thank you. Any additional comments from the public? Seeing none. I'm going to close public comment.

## **PUBLIC HEARING CLOSED**

MS. LOE: Commission discussion? Mr. Stanton.

MR. STANTON: I'd like to make a motion if there's not any questions or comments or concerns. As relates to Case 88-2019, I move to approve the PD plan amendment.

MR. STRODTMAN: Second.

MS. LOE: Second from Mr. Strodman. We have a motion on the floor. Any discussion on this motion? Seeing none. Ms. Burns, may we have roll call, please?

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting yes: Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Mr. Toohey, Ms. Burns, Ms. Loe. 7-0 motion carries.**