

1/18/24 – 5th and Avon CAC Meeting – 7pm

Committee members present: Craig Schoaf, Craig Roller, Fred Missel, Jim Andrews, Mary Katherine King, Mike Pruitt, Nathan Holland, Roger Schickedantz

Committee members absent: Evan Macbeth, Karen Firehock, Reid Forbes, Robert Finley, Shawn Brydge, Thomas Thorpe

Others present: Allison Wrabel, Syd Shoaf, Ammy George, Andy Reitelbach, Paul McArtor, Kappa Sigma Representatives, community members

Mary – Open Meeting – Reading of the Rules

Introduction of Syd Shoaf (Senior Planner). Syd introduces application SP202300018, public hearing for Kappa Sigma modification to existing Special Use Permit. Amy George is the landlord representative. Amy indicated purpose to the application is to move already approved building to another spot on the property.

Height of Building - Proposed (1) story building with a proposed cupola. Will contain multi use space.

Why is building being moved – Based on engineering made more sense to place the building parallel to the rear property line within code.

Syd – Currently working with zoning staff If labeled as a commercial building setback would be 50' off the rear property line.

Amy – Max height would include a cupola.

Statement from Public – Possible to grade building down. Applicant indicated that was not an option due to the grading of the property.

Syd – Indicated could provide comments via email.

Roger – Is existing parking and retention pond adequate for use? Amy indicated yes to both questions and indicated any special events participants get shuttled to the facility. In addition, new building is for archive space, bathrooms, and conference space. Catering is done in the new building.

Public Comment – (5) concerned residents of Avinity regarding views and noise complaints. Passed around pictures of the current view from one of the residential structures.

Public Comment – Single mother and concerned about views into the property from the new building.

Craig asked if they can they fly balloon at height to show corners of the height of the new building.

Fred asked is the height can be limited in the SUP? Rebecca Ragsdale indicated yes.

Public Comment – Moved to Avinity for quiet and views. 4th of July Party was loud and people left their homes.

Public Comment – Had to leave during the 4th of July party. Concerned about noise. They have small backyards and setback will be close. Applicant indicated the music did stop by 9:30 pm.

Public Comment – Will there be any additional outdoor space with the new building? Applicant indicated there will be some small outdoor use space but no patios on the backside of the building.

Fred – Will managed slopes need a waiver? No

Applicant – Design will mimic existing design and materials of the buildings currently on the property.

Mike Pruitt – Is there a timeline of construction? Applicant indicated they are not sure of timeline, engineering is not completely complete.

Mary Closed Community Meeting for SP202300018.

Mary introduced Andy Reitelbach – Senior Planner for ZMA2023-00015 – Public Hearing opened. Andy indicated this is a Zoning Map Amendment for 1928 Scotsville Road. Re-Zoning to a higher density. 1.33 acres, one current house on the property. Proposal for eight (8) single family attached units and change to R-1 to R-10 Residential. Current master plan calls for 3-6 units per acre.

Amy George representing the applicant. Located on edge urban density designation.

