

**CITY OF CARROLLTON
SPECIAL COUNCIL MEETING WITH PLANNING & ZONING COMMISSION
CITY HALL**

**MARCH 26, 2015
7:00 P.M.**

PRESENT

MAYOR: ROBB ADAMS

**COUNCIL: KEVIN CRAIG
HAYLEY FRANKLIN
MIKE GORDON
DWIGHT LOUDEN
DOUG HILL
JEFF DICKOW**

ACTING ATTORNEY FOR CITY: AMY EVERSOLE

CITY CLERK-TREASURER: LEATHA GRIMES

CODE ENFORCEMENT OFFICER: JOHN WELCH

PRESS: KRISTIN BECK/NEWS-DEMOCRAT

ABSENT:

TEEN COUNCIL: ALLIE SIMMONS

**PLANNING & ZONING
COMMISSION MEMBERS:**

**MALCOLM CARRACO
JO ELLEN TUMBRINK
JOAN MOORE
SAM BURGESS
ED RAKER
BETH JOHNSON**

CALL TO ORDER

THE MEETING WAS CALLED TO ORDER AT THE HOUR OF 7:00 P.M.
MAYOR ADAMS LED IN THE PLEDGE OF ALLEGIANCE. COUNCILMAN LOUDEN
OFFERED THE INVOCATION.

DISCUSSION

THE MAYOR BEGAN THE MEETING AFTER PLANNING & ZONING OPENED THEIR
MEETING BY SAYING THIS WAS JUST A MEETING TO DISCUSS C-1 ZONING
REGULATIONS, AND NO ACTION WOULD BE TAKEN. HE SAID THAT PREVIOUSLY
THE PLANNING & ZONING COMMISSION HAD RECOMMENDED LEAVING THE C-1

DISTRICT AS IT IS. HE FURTHER EXPLAINED WHY HE AND MOST OF COUNCIL ARE IN FAVOR OF CHANGING IT. HE FEELS THAT THE CORNER WHERE MR. DEAN MILLER OWNS PROPERTY AND WANTS TO PUT A CAR LOT IS IN NEED OF SOME ATTENTION. HE FEELS LIKE THIS IS AN OPPORTUNITY TO SEE THAT IS ACCOMPLISHED. HE KNOWS THAT HE RUNS A CLEAN CAR LOT. HE EMPHASIZED THAT THIS WAS NOT TO DO ANY ONE PERSON A FAVOR BUT TO TRY TO IMPROVE THAT PART OF THE CITY'S APPEARANCE. HE THEN OPENED THE FLOOR.

JOHN WELCH

JOHN WELCH, CODE ENFORCEMENT OFFICIAL, SAID CONCERNS HAD BEEN RAISED THAT POTENTIALLY A CURRENT BUSINESS COULD GO OUT OF BUSINESS AND BE BOUGHT AND TURNED INTO A CAR LOT. HE FELT THOUGH THAT CERTAIN RESTRICTIONS COULD BE PUT INTO THE ZONING ORDINANCE TO ELIMINATE THAT POSSIBILITY.

COUNCILMAN GORDON

COUNCILMAN GORDON MENTIONED THAT IN THE PAST THERE HAD BEEN SEVERAL CAR LOTS IN THE DOWNTOWN AREA AND DID NOT SEEM TO AFFECT PROGRESS OF DOWNTOWN. SAM BURGESS REPLIED THAT MOST OF THOSE HAD BEEN CAR DEALERSHIPS WITH SHOWROOMS AND NOT OPEN SPACE CAR LOTS.

JOAN MOORE

JOAN MOORE SAID SHE FELT LIKE COUNCIL WAS MISSING THE BIG PICTURE WHEN TALKING ABOUT CHANGING THE C-1 DISTRICT. SHE IS OPPOSED TO REZONING THE AREA BASED ON FOUR REASONS THAT ARE ALL BASED UPON THE COMPREHENSIVE PLAN.

1. COMPLETE STREET PRINCIPLES WHICH IS DISCUSSED IN THE COMPREHENSIVE PLAN.
2. ANYTHING THAT WOULD BE DETRIMENTAL TO THE CENTRAL BUSINESS DISTRICT IS PROHIBITED.
3. THERE ARE ALREADY AREAS IN THE CITY ZONED FOR MOTORING BUSINESSES. SHE FELT LIKE ANY BUSINESS THAT LOCATED THERE SHOULD SUPPORT DOWNTOWN RECREATION OR TOURISM. SHE FELT LIKE THE FUTURE OF A DOWNTOWN IS A STRONG, WALKABLE DOWNTOWN.
4. WHAT HAS CHANGED IN THE FOUR YEARS SINCE THE COMPREHENSIVE PLAN WAS UPDATED THAT WASN'T A GOOD IDEA THEN?
SHE FELT LIKE TO REZONE THE C-1 DISTRICT WOULD BE DETRIMENTAL TO DOWNTOWN CARROLLTON.

JO ELLEN TUMBRINK

JO ELLEN TUMBRINK ASKED IF THERE WEREN'T OTHER AREAS IN THE FLOODPLAIN THAT COULD BE USED. SHE ALSO ASKED COUNCIL IF THEY WERE INSTRUCTING P&Z TO DO THIS. THE MAYOR SAID THEY COULD NOT FORCE THEM TO DO ANYTHING. HE ALSO SAID THEY COULD NOT SPOT ZONE.

COUNCILWOMAN FRANKLIN

COUNCILWOMAN FRANKLIN SAID RE: THE COMPREHENSIVE PLAN, SHE WAS ON THE PLANNING & ZONING COMMISSION WHEN THE COMPREHENSIVE PLAN WAS LAST UPDATED. SHE SAID SHE SEE THINGS A LOT DIFFERENTLY NOW THAN THEN AND THINKS HAVING A CAR LOT IN THAT LOCATION WOULD BE A GREAT

THING FOR THE CITY. SHE SAID AT THE TIME IT WAS WRITTEN SHE THOUGHT THEY ALL HAD IN MIND THAT THINGS COULD CHANGE.

THE MAYOR MADE THE POINT THAT RE: 4 YEARS AGO IT WAS NOT A GOOD IDEA; THINGS CHANGE AT SOME POINT.

JOAN MOORE ASKED BUT ARE WE CHANGING FOR BETTER OR WORSE? FOR THE ENTIRE C-1 DISTRICT SHE THINKS IT IS FOR THE WORSE.

JO ELLEN TUMBRINK SAID SHE HESITATES TO DO A ZONING CHANGE FOR ONE PERSON WHO COULD RETIRE TOMORROW.

THE MAYOR RESPONDED THAT THIS WOULD NOT BE FOR ONE PERSON. IT WOULD ALSO ALLOW OTHERS TO DO THE SAME THING.

COUNCILMAN CRAIG

COUNCILMAN CRAIG SAID HE WANTED TO IMPROVE THE VISION OF WHAT PEOPLE SEE WHEN THEY COME ACROSS THE BRIDGE INTO CARROLLTON. HE FELT LIKE THIS IS THE CITY'S CHANCE TO GET SOMETHING DONE BECAUSE THERE IS AN INVESTOR. IF THIS OPPORTUNITY IS MISSED THE PROPERTY COULD SIT THERE WITH NO IMPROVEMENT FOR YEARS. THE CITY HAS SPENT A LOT OF MONEY TO IMPROVE THE RIVERFRONT AREA AND PARK AND WOULD LIKE TO SEE THAT IMPROVED TOO.

ED RAKER

ED RAKER SAID HE HAD NO STRONG OPINION EITHER WAY BUT DID FEEL THAT THE PROPERTY NEEDS SOMETHING. HE THOUGHT THE QUESTION SHOULD BE ASKED: WHAT COULD BE DONE TO ENCOURAGE ANY BUSINESS TO BE THERE?

COUNCILMAN LOUDEN

COUNCILMAN LOUDEN SAID UNFORTUNATELY THERE IS A PROBLEM IN THAT AREA AND SOME OTHERS IN TOWN. PEOPLE EITHER DON'T WANT TO BE THERE OR CAN'T MAKE MONEY THERE. FROM THIRD STREET GOING WEST IT IS MOSTLY RESIDENTIAL. HE SAID THERE ARE A LOT OF PROBLEMS TO ADDRESS AND NO EASY ANSWERS.

SAM BURGESS

SAM BURGESS SAID HE DIDN'T FEEL A DECISION COULD BE MADE UNTIL THE PROPERTY OWNERS DOWNTOWN IN THE C-1 DISTRICT MAKE THEIR FEELINGS KNOWN. SO UNTIL A PUBLIC HEARING HE DIDN'T FEEL A DECISION COULD BE MADE.

JO ELLEN TUMBRINK ASKED IF COUNCIL WAS ASKING P&Z TO TAKE ANOTHER LOOK THEN AND IF ALL COUNCILMEMBERS WERE IN FAVOR OF A ZONING CHANGE. THE MAYOR SAID YES THEY WERE ASKING THEM TO EXAMINE THE ISSUE AGAIN, AND HE FELT ALL WERE IN FAVOR FROM DISCUSSIONS THEY HAD.

COUNCILMAN DICKOW

COUNCILMAN DICKOW SAID HE WAS NOT 100% CONVINCED. HE SAID HE FELT LIKE ED RAKER THAT SOMETHING NEEDS TO BE DONE THERE BUT HE WOULD LIKE TO SEE MORE OPTIONS THAN JUST A CAR LOT.

MAYOR ADAMS ASKED PLANNING & ZONING IF THEY WANTED TO GO FORWARD WITH A PUBLIC HEARING NEXT.

THE NEXT P&Z MEETING IS APRIL 6. THEY WILL DISCUSS EVERYTHING THEN AND DECIDE THE NEXT STEP. JOHN WELCH WILL LET COUNCIL KNOW AT THE NEXT COUNCIL MEETING ON 4/13 WHAT THEY DECIDE.

ADJOURNMENT

THE MOTION WAS MADE BY COUNCILMAN GORDON AND SECONDED BY COUNCILMAN CRAIG AND DULY CARRIED TO STAND IN ADJOURNMENT AT THE HOUR OF 8:05 P.M.

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ATTEST:

ROBB ADAMS, MAYOR

LEATHA S. GRIMES, CLERK-TREASURER