

THE CITY OF CLAYTON

Board of Aldermen  
City Hall – 10 N. Bemiston Avenue  
February 11, 2020  
7:00 p.m.

Minutes

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Mark Winings, Joanne Boulton, Richard Lintz, Bridget McAndrew, and Susan Buse.

Mayor Harris  
City Manager Gipson  
City Attorney O'Keefe

Absent: Ira Berkowitz

**Motion made by Alderman Lintz to approve the January 28, 2020 minutes. Alderman Boulton seconded.**

**Motion to approve the minutes passed unanimously on a voice vote.**

PUBLIC REQUESTS AND PETITIONS

The Clayton Police Department introduced the Shaw Park Five puppies and their new owners. In December 2019 the two-day old puppies were rescued by the Clayton police officers after they had been dumped in Shaw Park.

A PUBLIC HEARING AND AN ORDINANCE TO CONSIDER APPROVING THE REZONING FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-4 LOW DENSITY MULTIPLE FAMILY DWELLING DISTRICT FOR 114 GAY AVENUE

City Manager Gipson reported that this is a public hearing to solicit input regarding the proposed rezoning of the property located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District. This rezoning is at the request of Manlin Development, LLC, owner, to allow the construction of two, five-unit townhome developments. This project will also require approval of a Subdivision Plat at a future date.

The townhouse project is currently comprised of 4 lots totaling 29,847 square feet in area and is located on the east side of Gay Avenue. The proposed project consists of the demolition of the existing structures and the construction of two buildings (building A, south and building B, north) with 10 townhomes total (each building will have 5 units). The total building square footage will be 30,690.

114 Gay Avenue (lot 8) currently has a zoning designation of C-1 Neighborhood Commercial District and the remaining lots are designated as R-4 Low Density Multiple Family Dwelling District (124 {lots 9 and 10} and 134 Gay {lot 11}) Avenue). 124 and 134 Gay Avenue are in the Clayton Gardens Urban Design District (UDD).

The Master Plan designates the subject property as Low Density Multi-Family on the Future Land Use Plan. The property currently has a C-1 zoning designation which allows neighborhood commercial land uses; however, the request to rezone the property to R-4 will allow low density Multi-family development.

The Master Plan is a guide and is to be used by officials in initiating or evaluating requested changes in zoning to achieve desired land uses. Staff is of the opinion that the proposed rezoning application adheres to the Master Plan by allowing low density multi-family development.

The Plan Commission considered these requests at their meeting of January 06, 2020 and voted to recommend approval.

The architectural elements and the site plan of the project were considered and approved by the Plan Commission and Architectural Review Board at their meeting of January 06, 2020.

The City received an appeal relative to the site plan approval. The appeal will be heard at the next Board of Aldermen meeting and does not directly impact tonight's request for rezoning.

Aldermen McAndrew and Buse expressed their concerns that it would be premature and inappropriate to approve the rezoning whilst the appeal was pending.

Alderman Lintz stated that he is in favor of approving the rezoning tonight. He referenced the proposed building lots and said that it would be appropriate to hear (approve) the rezoning request and deal with the appeal later adding that the appellant is not appealing the rezoning.

Alderman Boulton pointed out that the Board has approved rezoning in the past prior to hearing an appeal and noted that the rezoning request is actually "down-zoning". She inquired as to approval of the rezoning and how it will affect future development of the property.

City Manager Gipson confirmed that if the rezoning is approved for the R-4 designation than any development that would occur would have to comply with the R-4 regulations.

City Attorney O'Keefe noted that it would not preclude the Board's consideration on the rezoning to go back to C-1.

Bruce Bartlet, owner of the entity that owns 114 Gay Avenue, addressed the Board commenting that if the project is not approved, he is not in favor of approval of the rezoning.

**Motion made by Alderman Winings hold the public hearing open and table Bill No. 6780, to the next meeting. Alderman Boulton seconded.**

**The motion passed unanimously on a voice vote.**

#### PRESENTATION AND OVERVIEW OF THE PUD POINT SYSTEM

Susan Istenes, Director of Planning and Development provided to the Board a presentation and overview of how the PUD Point System is intended to function. (copy available in the City Clerk's office).

#### Other

Alderman Winings welcomed City Manager Gipson.

Alderman Boulton welcomed City Manager Gipson and provided brief reports on the following:

- Clayton Community Foundation
- Non-Uniformed Pension Board and Uniformed Pension Board – both are doing very well; 31% increase in S & P; real estate asset is not doing as well.

Alderman Lintz reported on the following:

- Plan Commission – Shaw Park Recreation Facility (i.e. Commons)
- Presentation on Forsyth Point
- The DeMun Park mural is moving forward – commend Patty and staff.

Alderman McAndrew reported on the following:

- Sustainability Committee
- Ward 3 Coffee

Alderman Buse reported on the following:

- Community Equity Commission – 1<sup>st</sup> meeting is scheduled March 9; City Manager Gipson is seeking a facilitator to lead the group.

Mayor Harris reported on the following:

- Met with the Girl Scouts at Glenridge Elementary.
- Clayton Chamber Legislative luncheon; the Chamber is planning to host political debates.
- Clayton Chamber Awards Banquet – great event.
- Welcome City Manager Gipson.
- Coffee with Amy and Amrit Gill, new owners of Seven Gables Inn; the Gills expressed to become more involved with the community.

City Manager Gipson expressed his appreciation as he begins his work with the Board and staff.

There being no further business the meeting adjourned at 8:00 p.m.

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Mayor

ATTEST:

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City Clerk