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## **MINUTES OF RHOME SPECIAL PLANNING & ZONING COMMISSION MEETING**

**Meeting Date: MONDAY, JULY 6, 2020**

**Meeting Location: VIA VIRTUAL MEETING**

**Meeting Start Time: 6:00pm**

### **Call to Order and Establish a Quorum**

Chair Knight called the meeting to order at 6:03pm and called roll to establish a quorum of Commissioners present. Knight noted that the alternates would be included in the discussions, but not able to vote as all seated Commissioners were present.

#### ***Commissioners Present:***

Chair Steve Knight

Vice Chair Ashley Majors

Commissioner Thomas Cannon

Commissioner Roland Kuhleman

Commissioner Christy Nerren

Alternate 1 Robert Coleman

Alternate 2 Jo Ann Wilson

#### ***City Staff Present:***

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

### ***Chair Knight to recognize Commissioner Kuhleman for his service to the Planning & Zoning Commission***

Chair Knight took this time to thank Commissioner Kuhleman for being part of the Planning & Zoning Commission since he was first appointed as an alternate back in June 2017. Kuhleman quickly became a seated Commissioner and continued to be a valued, well-spoken member, whose thoughts and input has meant a lot to the decisions the Commission has made concerning items brought before Planning & Zoning. Knight shared that being on the Commission can be both trying and fulfilling at the same time and Commissioner Kuhleman has been invaluable to say the least. Chair Knight thanked Commissioner Kuhleman and wished him the best.

### **Public Presentations and Input**

There were no public presentations made.

### **Regular Agenda – Old Business**

#### **A. Discussion and any necessary action regarding the Minutes of June 8, 2020 Planning & Zoning Commission Regular Session meeting**

Motion made by Commissioner Kuhleman, seconded by Commissioner Majors, to approve the Minutes of June 8, 2020 as presented. Chair Knight asked for a roll-call vote:

Chair Steve Knight: Aye

Vice Chair Ashley Majors: Aye

Commissioner Roland Kuhleman: Aye

Commissioner Thomas Cannon: Aye

Commissioner Christy Nerren: Aye

Motion carried unanimously.

Chair Knight combined Agenda Items B and C into one discussion:

**Regular Agenda – New Business**

- B. Discussion and any necessary action considering a recommendation to Council regarding renaming the Old Town Rhome Overlay District to Rhome Downtown District in accordance with the Rhome Comprehensive Master Plan adopted by Council**
- C. Discussion and any necessary action regarding a recommendation to Council regarding proposed boundary of Old Town Rhome Overlay/Downtown District**

City Administrator Northrop presented the Commission with a recommendation to rename the Old Town Rhome Overlay District to Rhome Downtown District and update the boundary of the district to clearly communicate purpose of the district, consistent with the approved comprehensive development plan, that would allow for a targeted and manageable geographical area, economic development, and avoid geographical or historical confusion.

Northrop continued the presentation with:

- Rhome Comprehensive Development Plan’s Vision
- Identified Downtown District as Key Project
- Benefits of Downtown District – economic development, promote and maintain small town feel and historical components, promote and create connectivity, walkability and public gathering spots
- Aligns and accommodates various master plan components, such as comprehensive development plan, master parks planning and sets the stage for development of a downtown district

Northrop concluded her presentation with two proposed boundaries for the proposed Downtown District, and recommended option 1, which promotes a smaller boundary.

*(City Secretary Note: Presentation will be included with approved Minutes.)*

Discussion ensued regarding what would need to happen to make these changes, how long would it take to make these changes and discussion of what the boundary should be and what it should include.

Chair Knight asked the Commission for a consensus of the proposed boundary to include the portion of Morris Street that intersects with Hwy. 287 NB Service Road or not to include that portion of Morris Street:

- |                               |                                      |
|-------------------------------|--------------------------------------|
| Chair Steve Knight:           | Likes Staff Recommendation           |
| Vice Chair Ashley Majors:     | In favor of adding Morris Street     |
| Commissioner Roland Kuhleman: | Likes Staff Recommendation           |
| Commissioner Thomas Cannon:   | Okay with adding Morris Street       |
| Commissioner Christy Nerren:  | In favor of option 1 without changes |

Chair Knight stated the consensus is to keep Staff’s recommendation of Option 1 without including the portion of Morris Street that intersects with Hwy. 287 NB Service Road.

Chair Knight asked the Commission for a consensus of the proposed name change from Old Town Rhome Overlay District to Rhome Downtown District:

- |                               |                          |
|-------------------------------|--------------------------|
| Chair Steve Knight:           | In favor of renaming     |
| Vice Chair Ashley Majors:     | Not in favor or renaming |
| Commissioner Roland Kuhleman: | In favor of renaming     |
| Commissioner Thomas Cannon:   | In favor of renaming     |
| Commissioner Christy Nerren:  | In favor of renaming     |

Chair Knight stated the consensus is to rename the district from Old Town Rhome Overlay District to Rhome Downtown District.

City Administrator Northrop stated the next step would be to have a public hearing at the next meeting to amend the boundary and the district's name and this will set the stage for amending the Zoning Ordinance.

**Future Agenda Items**

No future agenda items were requested.

**Adjourn**

Motion made by Commissioner Kuhleman, seconded by Commissioner Nerren to adjourn.

Chair Knight asked for a roll-call vote:

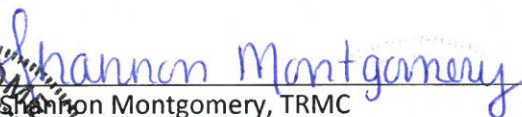
Chair Steve Knight:	Aye
Vice Chair Ashley Majors:	Aye
Commissioner Roland Kuhleman:	Aye
Alternate 1 Robert Coleman:	Aye
Alternate 2 Jo Ann Wilson:	Aye

Motion carried unanimously; meeting adjourned at 7:12 pm.

**Minutes approved the 10th day of August 2020.**

  
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Steve Knight,  
Chair



  
\_\_\_\_\_  
Shannon Montgomery, TRMC  
City Secretary