

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION  
REGULAR MONTHLY MEETING  
TUESDAY, JANUARY 8, 2008  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:01 P.M

Members present:     Robert Wiener, Chairman  
                              Mark Tidwell, Vice Chairman  
                              Sylvie Bucci, Member  
                              Bitsy Searcy, Member  
                              Frank White, Member  
                              Barbara Abrams, Member  
                              Pat Murphy, Member (arrived at 7:14)  
                              Michael Schulte, Member  
                              Bob Dixon, City Council Member Liaison

Absent were:            Joel Moore, Member  
                              Lane Standley, Building Official  
                              Alan Petrov, City Attorney

Chairman Wiener asked Lisa Modisette, Planning and Zoning Secretary, to introduce new City employee Sheila Perez to the Commission. Ms. Perez will assume the duties of Planning and Zoning Secretary in several months.

**#2. APPROVAL OF MINUTES**

Member Bucci motioned, Member White seconded, for the approval of the minutes for the December 4, 2007 meeting.

**MOTION CARRIED UNANIMOUSLY**

**#3. DISCUSSION AND POSSIBLE ACTION REGARDING REVIEW AND POSSIBLE CHANGE FOR USES PERMITTED SECTION 506 A.1 (Business Districts B1, B2, B3, and B4)**

Chairman Wiener reviewed the discussion from the meeting held in December 2007. The Commission had previous discussions concerning the consolidation of the business districts. Districts B1 and B3 will be consolidated into the new B1. The new boundaries will be Bunker Hill to Corbindale. B2 boundaries will remain the same with more high density residential. Building height limit in B2 will remain the same at 35 feet. The eastern portion of the current district B4 will become the new B3 with boundaries from

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Corbindale to Old Voss. The new Overlay District will be from Mustang Lane to Campbell to allow for taller buildings. The allowable height for the taller buildings in the Overlay District will be 100 feet.

Chairman Wiener asked for comments for the Commission members.

Member White stated all the Members seemed to agree to the changes but there might be some minor corrections when the Code is rewritten.

Member Tidwell re-stated the definition of retail as mentioned at the last meeting.

Chairman Wiener stated the sub-committee consisting of Members Tidwell, Murphy, Abrams, and Wiener, formed to rewrite the Code, were unable to meet due to the holidays.

Member Tidwell stated he disagreed with the idea of an Overlay District. He stated the Commission's original idea would be to allow taller building toward the east end of the City in the current B4.

Member Murphy stated the purpose of the Overlay District was to allow for taller buildings in certain areas of the City.

Member Tidwell stated he was against the idea of taller building except in the current B4 and B2 with more open restrictions.

Chairman Wiener suggested having the Overlay District from Echo Lane to Campbell.

Member Tidwell stated he was more open to the suggestion an Overlay District if the boundaries were moved more east.

Member Abrams stated she was against the Overlay District if the boundaries were Mustang Lane to Corbindale.

Member Murphy stated his preference would be to have an Overlay District east of Mustang Lane. He stated the Commission should take into consideration what the Commission's vision of the City would be like in the future.

Member Murphy stated the sub-committee should meet to rewrite the Code and the Commission would be able to review it at a later meeting date.

Member Searcy stated her sub-committee, consisting of Members Bucci and Searcy, could create 2 separate spreadsheets. One spreadsheet would be with an Overlay District, the other spreadsheet would be without an Overlay District.

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Member Tidwell stated the definition of retail should be include on the spreadsheet to free the Commission from having to recreate a list of allowable businesses. The Commission would add to the current list of excluded businesses.

Chairman Wiener stated that the retail requirement in the new B1 would be 90 percent retail.

Chairman Wiener asked if there were any other comments for Agenda Items 3 and 4.

There were no additional comments.

**#4. DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSOLIDATION OF THE BUSINESS DISTRICTS**

Discussed in conjunction with Agenda Item 3.

**#5. DISCUSSION OF USES CATEGORIES IN BUSINESS DISTRICTS B1, B2, B3 AND B4.**

Member Bucci reviewed the spreadsheet she created regarding the new business districts and the business uses allowed in each business districts. The spreadsheet includes retail percentage requirements and allowable building heights. She will add the retail definition to the spreadsheet as requested by Member Tidwell.

Member Bucci stated the spreadsheet references sections of the Code in regards to restrictions for certain businesses, including, but not limited to, gasoline stations, auto parts/repair businesses, resale businesses, sexually orientated businesses.

Member White stated he would prefer creating a list, using broad terms, as opposed to just adding the retail definition to the spreadsheet.

Chairman Wiener asked for comments from the Members concerning the spreadsheet Members Bucci and Searcy have created.

Member Abrams stated she believes the spreadsheet is fine, so far.

Member White restated his desire for a category list for allowable businesses as well as a list of businesses that will not be allowed to operate within the City.

Member Schulte stated he believed the spreadsheet is good.

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Member Murphy stated the definition of retail should be added to the spreadsheet. He also stated the Commission should have a statement and a definition of allowable residential for B2, such as medium to high density residential. He stated he appreciated all the hard work the sub committee has put into creating the spreadsheet.

Member Tidwell stated the Commission should change the wording to include the definition of retail to eliminate the list of allowable businesses. He suggested adopting the terms retail and non-retail. He stated service businesses would qualify as non-retail. He suggested requiring 90 percent retail 10 percent non-retail for the new B1. He suggested, for B2, medium to high density residential, as well as the 90/10 percentage requirement. For the new B3, he envisioned a less restrictive district.

Member Bucci asked if the 90/10 percent requirement would be for each development or the district as a whole.

Chairman Wiener clarified the requirement would be per development.

Member Searcy had no comment.

Chairman Wiener stated the Urban Planner believed the new B3 would be an ideal area for restaurant type developments. He stated he would ask Alan Petrov, City Attorney, for an opinion concerning the necessity of having a category list and/or the retail definition on the spreadsheet.

Chairman Wiener asked for any comments from the members.

Member Murphy asked Member Bucci's sub-committee to add the Overlay District to the spreadsheet.

**#7. ADJOURN**

Member Searcy moved, Member Tidwell seconded, to adjourn the meeting at 7:55 P.M.

**MOTION CARRIED UNANIMOUSLY**



Lisa Modisette  
Secretary, Planning and Zoning