

**Minutes  
Building Codes Committee  
December 1, 2014  
6:00 PM  
3rd committee meeting**

**Members present were Chainman Scott Crosby and Committee member Dale Black. Committee member Larry Goodson was not present due to medical reasons. Business and Development Services Director Kim Hamel and Trey Eubanks, City Administrator were also present.**

1. Call to order- Chairman Crosby
2. Public comment- None
3. Reading and approval of minutes- Councilman Black made a motion to approve the minutes. Councilman Crosby seconded the motion and the vote was unanimous (2-0).
4. Reports or communications from city officers
  - a. Budget Review- The department is at 62%, 58% is the ideal remaining percentage.  
Councilman Black asked about RCI. Kim said the last page of the monthly report last month had the numbers. As we get in to the winter months, the bill amounts start going down. Chairman Crosby said this is probably a long-term project in analyzing adding staff versus contracting out services. Trey said right now the system in using the contractor is working well.
  - b. Department report
5. Unfinished business
6. New business
  - a. Residential zoning reorganization- This is an ordinance to amend three sections of the ordinance. One is residential zoning districts, creating a new Article 10 on Use Review, and revising Article 8, Design Standards for cluster and open space developments. These will address housing, land use and buffers between different uses. A new section called conditional use allows a staff review for churches providing conditions are met instead of having to go through the Zoning Board. The residential zoning district section is

reorganized to make it easier for the end user to look at. This ordinance will need to go through the Planning Commission.

Councilman Black asked about the Smith Hines development. Trey said they have been approved through the existing R10. Right now the R10 is the smallest. That means a 10,000 square foot lot.

This item was sent to the Planning Commission.

7. Public comment- Councilman Cook asked if R8 was the smallest district in the county. Kim said she thought they may have an R7.5, but she would check.
8. Committee concerns
9. Adjournment

**NOTICE:** A majority or quorum of City Council may attend a committee meeting.