



Meeting Minutes Planning and Zoning Commission

Tuesday, June 24, 2025

5:00 PM

Council Chamber

4:30 - 5:00 PM - Work Session for Agenda Review

Chairman Mercer opened the work session at 4:30pm.

City Planner, Jessica Rees, presented case PZ 25-002 via PowerPoint. Applicant Laura Lee Gunn, with Masterplan, representing deBoulle Diamonds requesting the creation of a Planned Development District with a detailed site plan for the property located at 6821 Preston Road. An image was shown of the two hundred (200) foot buffer around the property. Property owners within this buffer received notice of the public hearing by mail. Of twenty-two (22) notices mailed out, two (2) were received in favor and ten (10) were received in opposition of the amendment request. Six (6) additional responses were received from property owners outside of the buffer and tenants within the buffer. All six (6) responses were in opposition of the Planned Development request.

Mrs. Rees presented the proposed changes and additions to the property.

Call to Order

Chairman Blair Mercer called the meeting to order at 5:06 pm.

Introduction of Commission Members

Present: (9) Chairman Blair Mercer, John Walsh, Steve Hudson, Rusty Goff, James Bristow, Brian Smoot, Duncan Fulton, Thomas Russell and Ben Biddle

Seated: (5) Chairman Blair Mercer, John Walsh, Steve Hudson, Rusty Goff and James Bristow

Excused: (1) David Delorenzo

Council Liaison: (1) Melissa Rieman

Staff in Attendance

Jessica Rees, City Planner
Mary Oates, Community Development Technician
Rob Dillard, City Attorney

PZ 25-002

PZ 25-002: Applicant Laura Lee Gunn, with Masterplan, representing Deboulle Diamonds requesting the creation of a Planned Development District with a detailed site plan for the property located at 6821 Preston Road.

Chairman Mercer read case PZ 25-002.

City Planner, Jessica Rees, presented case PZ 25-002 via PowerPoint. Applicant Laura Lee Gunn, with Masterplan, representing deBoulle Diamonds requesting the creation of a Planned Development District with a detailed site plan for the property located at 6821 Preston Road. An image was shown of the two hundred (200) foot buffer around the property. Property owners within this buffer received notice of the public hearing by mail. Of twenty-two (22) notices mailed out, two (2) were received in favor and ten (10) were received in opposition of the amendment request. Six (6) additional responses were received from property owners outside of the buffer and tenants within the buffer. All six (6) responses were in opposition of the Planned Development request.

Jessica showed an image of the property as it sits today. She stated that they are proposing to make some modifications to the inside of the existing structure as well as a second-floor addition on the back half of the building. Jessica showed the zoning requirements in general retail zoning for maximum height, setbacks for front rear and side and parking requirements. Also shown are the numbers for the existing building as it currently sits today at fifty (50) feet tall and is higher than the current zoning ordinance allows. A big front yard setback, big side yard setback and a big rear yard setback and showing that they currently only have eighteen (18) parking spaces on site. The proposed structure is taking off of the height a little bit dropping it down to forty-seven (47) feet tall. The front of the structure is going to stay the same setback wise. They are proposed to make some changes to the front of the building. The rear yard setback is proposed to change. The existing structure is setback about fifty-five (55) feet to that rear property line because there is the parking lot behind the structure. With the new modification and addition to the structure, the second floor is going to cantilever over the current parking lot, so the proposed rear setback for that is two and a half (2 1/2) feet. Parking is another thing for this site. When you talk about different uses and the parking ratios that are required by the zoning ordinance, the required parking spaces would be about sixty-seven (67) spaces on private property. The existing site has about eighteen (18) of those in that rear parking lot. Those spots do vary in size throughout the parking lot. With this addition of the second floor that cantilevers over that and with re striping the spots to make them consistent nine by eighteen (9X18) spaces, that number is going to decrease to thirteen (13) parking spaces on private property.

An image was shown of the building from the Grassmere side. At the back of structure, they are suggesting to have a fence for privacy.

Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the creation of the Planned Development district to listen to public comments and forward a recommendation to City Council.

Speaking for the applicant, Carl Crowley approached the commissioners. Carl stated that the overall height is being reduced. With the parking it is reduced by five (5) spaces. He states that they are willing to discuss with the city about creating a definition that would tie Mr. Boulle's hands and future owners that the parking should not be an issue because it would be limited to his type of jewelry store.

With the setback issue, the property owner across the alley had been the one that was in opposition of this request is no longer the property owner. As of yesterday (06/23/2025) Dennis Boulle now owns that property, he purchased it as an investment. Chairman Mercer asked if that property owner was previously Mr. Cravens. Carl confirmed that yes, that is correct.

Chairman Mercer asked if they had figured out a plan for the lay down yard during construction. Michelle Smith with deBoulle approached and stated that they have not selected a general contractor yet for the project and once they did they would be able to make that plan. She stated that they would need a remote location for the lay down yard and they have looked at the possibility of where the high school is. However, this would depend on timing.

Commissioner Walsh stated that in one of the opposition letters there was mentioned of the project causing an eighteen (18) to twenty-four (24) month disruption on Grassmere. Commissioner Walsh asked if they had a estimated timing for the project. Michelle responded that they are estimating the construction to be twelve (12) to sixteen (16) months but not eighteen (18) to twenty-four (24) months.

A motion was made by Commissioner Walsh, seconded by Commissioner Hudson, that the Planned Development request be recommended to City Council as submitted with recommendations that for special events, parking needs to be accommodated in a manner that would be off site and the use definition be such that any future owner, tenant or any occupant of this property would have to be within that use or would have to seek a Planned Development change. The motion was carried by a unanimous vote.

Consider the previous meeting minutes with or without corrections:

[25-147](#) PZ Meeting Minutes - 06.10.25

A motion was made by Commissioner Walsh, seconded by Commissioner Goff, that the minutes be approved. The motion was carried by a unanimous vote.

ADJOURNMENT: With there being no further business before the Commission, Chairman Mercer adjourned the meeting at 5:30 pm.

Chairman, Blair Mercer

Date

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