



## PLANNING AND ZONING COMMISSION

### MEETING AGENDA Monday, June 26, 2023, 6:30 p.m.

MEETING TO BE CONDUCTED IN PERSON AT THE MANCHESTER JUSTICE CENTER, 200  
HIGHLANDS BOULEVARD, 63011 AND VIA VIDEO CONFERENCE

Below is the Zoom Link to the meeting:

[https://us02web.zoom.us/meeting/register/\\_ZYvcemspj8rHNH6Pu2CysPIGegZ0q4wnoq1](https://us02web.zoom.us/meeting/register/_ZYvcemspj8rHNH6Pu2CysPIGegZ0q4wnoq1)

The public is required to provide a name and email address to enter the meeting. For further information, please contact the Department of Planning, Zoning and Economic Development at 636-227-1385 x 118.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - A. Approval of the Minutes of the May 22, 2023 Regular Meeting
4. **Approval of Agenda**
5. **Old Business**
  - A. **Case Number 23-VAR-02 - Variance**  
Consideration of a variance from Section 405.650 (D) Greenspace Requirements to reduce the amount of side yard greenspace below the 50% requirement for the property addressed at 616 Applecross Court, in the R-4 Zoning District for the construction of a driveway. LOC # 24R340998. *POSTPONED BY THE APPLICANT UNTIL JULY 24*
  - B. **Case Number 22-SUB-007 – Preliminary Plat**  
Consideration of a preliminary plat to subdivide a tract of land into four (4) lots for the property addressed at 876 Sulphur Spring Road. Locator # 24R630820. *VOTE REQUESTED*
6. **New Business**
  - A. **Case Number 22-SUB-009 – Final Plat**  
Consideration of a final plat to affirm the subdivision of five (5) lots previously platted in the Winston Park Subdivision for the property addressed as 781 Sulphur Spring. Locator # 23R310565. *VOTE REQUESTED*
  - B. **Case Number 23-SUP-001 – Special Use Permit**  
Consideration of a special use permit to allow a restaurant to serve liquor for consumption on site for the property addressed as 14360 Manchester Road in the PBD – Planned Business District. Locator # 23Q430446. *VOTE REQUESTED*
  - C. **Case Number 23-TXT-001 – Zoning Text Amendment**  
Consideration of a zoning text amendment relating to home base occupations. *VOTE REQUESTED*
7. **Planning, Zoning and Economic Development Director’s Report**
8. **Mayoral Report**
9. **Ex-Officio’s Report**
10. **Comments from the Public**
11. **Adjournment**