



City of Highland

Building and Zoning

Combined Planning & Zoning Board Agenda
Highland Area Senior Center – 187 Woodcrest Drive
December 4, 2024 7:00 P.M.

1. Call to Order

2. Roll Call

3. General Business:

Approval of the November 6, 2024 Regular Meeting Minutes

4. Public Comment Section

Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.

5. Public Hearings and Items Listed on the Agenda

Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.

6. New Business

- a) Highland Affordable Solar, LLC (190 Ottley Dr. NE, Studio H, Atlanta, GA), is requesting a Zoning Amendment to rezone the property identified as 1-1-24-07-00-000-002, 01-1-24-06-00-000-025.002, and 01-1-24-06-00-000-020 (unaddressed on Highland Road) from “R1-C” Single Family Residential District to “I” Industrial District. The property contains approximately 98 acres in total.
- b) Highland Affordable Solar, LLC (190 Ottley Dr. NE, Studio H, Atlanta, GA), is requesting a Special Use Permit to use the property identified as 1-1-24-07-00-000-002, 01-1-24-06-00-000-025.002, and 01-1-24-06-00-000-020 (unaddressed on Highland Road) as a Solar Energy Farm. The property contains approximately 98 acres in total and is currently zoned R1-C Single Family Residential District.
- c) Highland Affordable Solar, LLC (190 Ottley Dr. NE, Studio H, Atlanta, GA), is requesting a Variance in order to allow all DC wiring (i.e., wiring between/connecting modules and connecting to either combiner boxes or inverters) and limited AC wiring (e.g., wires exiting the inverter prior going underground and transitions from underground or pad-mounted equipment to the utility’s overhead distribution system) to be above-ground. The property is identified as 1-1-24-07-00-000-002, 01-1-24-06-00-000-025.002, and 01-1-24-06-00-000-020 (unaddressed on Highland Road), contains approximately 98 acres in total, and is currently zoned R1-C Single Family Residential District.
- d) Highland Affordable Solar, LLC (190 Ottley Dr. NE, Studio H, Atlanta, GA), is requesting Variance from Section 90-214(c)(6) in order to omit the required Transitional Buffer Yard (TBY) on the east, south, and west sides of the property due to the distance (500 feet or more) from existing residential uses. The property is identified as 1-1-24-07-00-000-002, 01-1-24-06-00-000-025.002, and 01-1-24-06-00-000-020 (unaddressed on Highland Road), contains approximately 98 acres in total, and is currently zoned R1-C Single Family Residential District.



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- e) Zoning Amendment for Table 3.1.B of Section 901-201 (Use Table) of the Zoning Code. The proposed zoning amendment would modify Use #43 (Parking Garage or Lot (private or public)) so that it is listed as a Special Use in the C2 Central Business District, rather than a Planned Use.
- f) The City of Highland, on behalf of Family Bible Church, Inc located at 820 Mulberry St., is requesting a Special Use Permit to use the property located at 516 9th Street (PIN: 01-2-24-05-06-101-012) as a parking lot. The property is 7,168 square feet in area, is currently zoned C2 (Central Business District). It is currently vacant.
- g) Text Amendment to Article V (Design and Improvement Standards) Chapter 66 (Land Development Code). Specifically, the amendment will prohibit flag lots, prohibit oil and chip streets, modify pavement widths and thicknesses, update pavement, curb and gutter, and sidewalk construction standards, update sump pump standards, water main and fire hydrant standards, sanitary sewer line standards.
- h) Text Amendment to Article IV (Water Service) of Chapter 78 (Utilities). Specifically, the amendment will update the requirements for meter placement, installation of service pipes, water service connection requirements, add the requirement for licensed plumbers to perform certain work, amend fire service connection standards, and update main extension specifications. The amendment will also remove the connection fees listed in the ordinance so that these can be updated administratively from time to time.
- i) Text Amendment to Division 3 (Building Sewers and Permits) of Article III (Sewers and Sewage Disposal) of Chapter 78 (Utilities). Specifically, the amendment will add Section 78-287 – Sewer Service Laterals and update references to this Section. It will also update Section 78-283 – Size, slope, riser, and maintenance.
- j) Approval of the 2025 Combined Planning and Zoning Board meeting schedule.

7. Calendar

- a. January 8, 2025

8. Adjournment

Citizens may attend in person or monitor the meeting by phone. To monitor the meeting, call 618-882-4358 and use conference ID# 434162. To have a comment read into the meeting minutes, email your comment to highlandzoning@highlandil.gov or submit it through our Citizen Request portal on our website.

Anyone requiring ADA accommodations to attend this public meeting, please contact Jackie Heimbürger, ADA Coordinator, at 618-654-9891.