



***KINGSOUTEL CROSSING CRA (KSC/CRA) ADVISORY BOARD
HYBRID VIRTUAL AND IN-PERSON MEETING
CITY HALL, OED SUITE 250, LARGE CONFERENCE ROOM
THURSDAY, AUGUST 28, 2025 - 3:30 P.M.***

MEETING MINUTES

Location: The KSC/CRA Advisory Board meeting was held as a hybrid virtual and in-person meeting. The KSC/CRA Advisory Board Members met in person at City Hall, 117 West Duval Street, OED Suite 250, Large Conference Room.

KSC/CRA Advisory Board Members Present: Chair Russell Jackson, Vice Chair Bill Price, Vanessa Cullins Hopkins, and Davida Carter

KSC/CRA Advisory Board Members Absent: Tony Robbins and Palecia Crawford-Maddox

Staff Present: Karen Nasrallah, Redevelopment Manager; Krista Fogarty, OED Staff; Kaysie Cox Planning Department Staff; and Andrea Myers, Office of Ethics

Representing the Office of General Counsel: Carla Lopera

Others Present: Paul Harden, Esq., Law office of Paul M. Harden; Ernest J Smith III

I. CALL TO ORDER

Vice Chair Price called the KingSoutel Crossing CRA Advisory Board Meeting to order at 3:32 p.m.

II. ACTION ITEMS

Consideration of the March 27, 2025, Meeting Minutes

A MOTION WAS MADE BY BOARD MEMBER VANESSA CULLINS HOPKINS TO APPROVE THE MARCH 27, 2025, MEETING MINUTES. VICE CHAIR PRICE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY APPROVED (4-0).

Consideration of Application for Zoning Exception Z-6370

Ms. Cox gave the board an overview of the exception, which is seeking to allow for bus and semi-tractor but not trailer and truck parking or storage.

A MOTION WAS MADE BY BOARD MEMBER VANESSA CULLINS HOPKINS TO DENY ZONING EXCEPTION Z-6370. VICE CHAIR PRICE SECONDED THE MOTION.

Chair Jackson asked Ms. Cox if this was a rezoning. Ms. Cox stated that this application is an exception and explained how they are different from regular rezonings.

Chair Jackson stated that his recommendation will be to deny because the CRA is focused on enhancing the corridor and making it appealing to future commercial development.

Board Member Cullins Hopkins agreed with Chair Jackson's recommendation and cited the criteria that this does not promote the general safety and welfare of the area, additionally noting that City Council has approved the CRA and this is inconsistent with the KingsSoutel CRA Redevelopment Plan.

Vice Chair Price agreed that the CRA is trying to move the away from the existing uses in the area and redevelop it as a commercial corridor.

Mr. Harden stated that residential is not a legal use in CCG-2. His client came in to do this as a result of a citation on the site and gave background on the history of how the exception came to be. He also listed the uses by right on a CCG-2 parcel. He stated that legally the burden of proof is on the zoning authority to show that the exception is not in the public interest.

Ms. Lopera clarified to Mr. Harden the role of the CRA Advisory Board in issuing a recommendation on the proposed exception.

Mr. Harden stated that his client is the only one being cited when there are many other properties with the same use in the same area. Additionally, he stated that there are some benefits to doing the exception including landscaping. He stated that he and his client would be interested in discussing potential limitations on the site including the number of vehicles, landscaping, and lighting.

Ms. Nasrallah reiterated the role of the Advisory Board and stated that there are residential opportunity zones in the redevelopment plan, but these are not at this specific parcel. She also stated that this is not the only property owner to have been cited in the area, and the property owner is aware of the existence of the CRA. Additionally, there is concern about the heavy truck usage compromising the efforts of the upcoming Complete Streets Project in this corridor.

THE MOTION TO DENY ZONING EXCEPTION Z-6370 WAS UNANIMOUSLY APPROVED (4-0).

III. GENERAL INFORMATION

Ms. Myers gave the board ethics training for Boards and Commissions members.

IV. NEW BUSINESS

Board Member Cullins Hopkins suggested the addition of an urban planner to help plan the area neighboring the CRA.

Ms. Nasrallah stated that this is beyond the scope of what the CRA can do.

Vice Chair Price asked if the complete streets project had an urban planner and if they did, maybe they can help in some way with their influence.

Ms. Nasrallah stated that while she understands the idea behind this suggestion, it is beyond the scope of the CRA, especially since the properties are not within the CRA boundaries. She reminded the board that the CRA is primarily focused on infrastructure. If there are any neighboring organizations that want to do presentations in front of the board, they are more than welcome.

V. OLD BUSINESS

Ms. Nasrallah shared the most updated budget for the CRA, from the Office of Economic Development's Finance Committee Budget Hearing.

VI. PUBLIC COMMENT

There were no public comments.

VII. ADJOURNMENT

There being no further business, Chair Jackson adjourned the KingSoutel Crossing Advisory Board meeting at approximately 5:01 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, an audio file of the meeting is available in its entirety and is available upon request. Please contact Karen Nasrallah at (904) 255-5449, or by email at karenn@coj.net.