

MUNICIPAL PLANNING COMMISSION MINUTES

January 11, 2022, Regular Meeting at 7 p.m.

Brandon Butler, Chairman
Emilee Senyard, Vice Chair
Sheree Qualls
Salvatore Cali
Mike Anderson

Debby Rainey, Mayor
Daniel Jenkins
Hayley Schulist, 1st Secretary
Chris McDonald, 2nd Secretary

STAFF PRESENT: City Manager Scott Collins, City Recorder Brandy Johnson, City Attorney Tim Potter, City Engineer Kevin Blackburn, City Planning Director Micah Sullivan

- Roll Call vote by City Recorder

	Present	Absent
Mr. Anderson	x	_____
Ms. Rainey	x	_____
Mr. Butler	x	_____
Mr. Cali	x	_____
Mr. Jenkins	x	_____
Mr. McDonald	x	_____
Mrs. Qualls	x	_____
Mrs. Schulist	x	_____
Ms. Senyard	x	_____

- Butler called meeting to order at 7:01 p.m.
- Opening Prayer and Pledge led by Butler
- Approval of Agenda

Motion: Rainey

Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	_____	_____	_____
Mr. Butler	x	_____	_____	_____
Mr. Cali	x	_____	_____	_____
Mr. Jenkins	x	_____	_____	_____
Mr. McDonald	x	_____	_____	_____
Mrs. Qualls	x	_____	_____	_____
Ms. Rainey	x	_____	_____	_____
Mrs. Schulist	x	_____	_____	_____
Ms. Senyard	x	_____	_____	_____

- Citizen Comments
 1. Alfred Heyman, 7301 Kempton Court
 2. Tony Parente, 7303 Kempton Court
- Approval of Minutes: December 10, 2021 Regular Meeting – DEFER TO NEXT MEETING

NEW BUSINESS -

1. Planning Commission Elections

- a. PC Resolution **PC-01-22**, Chairperson

Motion: Qualls, for Brandon Butler

Second: Cali

Motion: Rainey nominating Emilee Senyard
Dies due to lack of second

Vote on original motion

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	___	___	x	___
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

b. PC Resolution **PC-02-22**, Vice Chairperson

Motion: Jenkins, nominate Emilee Senyard
Second: Qualls

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	___	___	x	___

c. PC Resolution **PC-03-22**, Secretary

Motion: Rainey nominating Hayley Schulist
Second: Jenkins

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	___	___	x	___
Ms. Senyard	x	___	___	___

d. PC Resolution **PC-04-22**, Second Secretary

Motion: Rainey nominating Mike Anderson
Second: Cali

Motion and Second withdrawn

Motion: Jenkins nominating Chris McDonald
Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	___	___	x	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

2. PC Resolution **PC-06-22**, Non-Residential Building Permit, Vintage Millworks Campus, Office Building, Map: 018, Parcel: 36.00, Applicant: James Dunn, Vintage Millworks, Inc.

Motion: Cali
Second: Jenkins

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	___	___	x	___

3. PC Resolution **PC-07-22**, Residential Site Plan Modification, Aden Woods Subdivision, Section 2, 35 Lots on 31.4 Acres, Map: 046 B, Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, and 11.03, Property Owner: Brandon Robertson, A-1 Home Builders, Inc., Applicant: Adam Sanders, SEC-Civil

Motion: Rainey
Second: Cali

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	___	___	x	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

4. PC Resolution **PC-08-22**, Rezoning, Old Nashville Road Project, 6.99 Acres,

Map: 042, Parcel: 65.03, Current Zoning: RS-40 (Residential, Single-Family),
Requested Zoning: R-20 (Residential), Property Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Motion: Jenkins
Second: Schulist

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	___	___	___	x
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

5. PC Resolution **PC-09-22**, Rezoning, Old Nashville Road Project, 7.19 Acres,
Map: 042, Parcel: 65.04, Current Zoning: RS-40 (Residential, Single-Family),
Requested Zoning: R-20 (Residential), Property Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Motion: McDonald
Second: Schulist

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	___	___	___	x
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

6. PC Resolution **PC-10-22**, Rezoning, Old Nashville Road Project, 7.19 Acres,
Map: 042, Parcel: 65.06, Current Zoning: RS-40 (Residential, Single-Family),
Requested Zoning: R-20 (Residential), Property Owner: Timothy Mangrum,
Innovated Construction Co, LLC

Motion: McDonald
Second: Jenkins

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	___	___	___	x
Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

7. PC Resolution **PC-11-22**, Rezoning, Cleveland Lane Project, 0.31 Acres, Map: 022, Parcel: 145.04, Current Zoning: RS-15 (Residential, Single-Family), Requested Zoning: C-1 (Commercial), Property Owner: First Federal Bank, Applicant: Timothy Mangrum, Innovated Construction Co, LLC, and David Hudgins

Motion: Cali

Second: McDonald

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	___	x	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

8. PC Resolution **PC-12-22**, Rezoning and Final Plat, Columbus Cove Project, 4.77 Acres, Map: 022, Parcels: 164.00 and 165.01, Current Zoning: CG (Commercial General) and RS-40 (Residential, Single-Family), Requested Zoning: RM-12 (Multifamily) and R-20 (Residential), Property Owner: Timothy Mangrum, Platinum Equities, LLC and Jonathon Caldwell

Motion: Rainey to defer to the next meeting

Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	x	___	___	___
Mr. Cali	x	___	___	___
Mr. Jenkins	___	x	___	___
Mr. McDonald	___	x	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	___	x	___	___

BONDS AND LETTERS OF CREDIT

REPORTS FOR DISCUSSION AND INFORMATION

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

ADJOURNMENT – Motion to adjourn by Jenkins, at 8:02 p.m.

City Recorder