

MUNICIPAL PLANNING COMMISSION

January 14, 2020 Regular Meeting at 7 p.m.

Brandon Butler, Chairman
Daniel Jenkins, V Chairman
Mike Anderson, 1st Secretary
Salvatore Cali, 2nd Secretary
John Blade, Mayor

Derek Burks, Commissioner
Jim Power
Sheree Qualls
Hayley Schulist

Present: Butler, Jenkins, Anderson, Cali, Blade, Burks, Power, Qualls, Schulist

Absent: -

Staff Present: Public Works Director/Codes Inspector Micah Sullivan, Tim Potter City Lawyer, Codes Clerk Sharon Hall

- **Butler called meeting to order at 7:00P.m.**
- **Opening Prayer and Pledge** – Butler led prayer and pledge.

Approval of Agenda –Butler stated need to add under New Business item 3. Election of officers. No additional notes. Burks made a motion for approval as amended. Jenkins Seconded. Vote Taken. All were in favor.

- **Citizen Comments** (limited to the first five citizens to sign in and three minutes each) - None
- **Approval of Minutes: December 10, 2019**
- Burks made a motion for approval. Blade Seconded. Vote was taken. All were in favor

NEW BUSINESS -

1. Request for Rezoning, The Courtyard on Westview, 1.21 acres. Property located at 7112 Westview Drive (Map 69, Parcel 58.00). Current Zoning CG (Commercial General) Request for RM-12(Multi-Family Residential). Property owned by Adam Crunk.

Jenkins read below staff comments.

STAFF COMMENTS:

- Applicant has requested RM-8 Zoning. Future Land Use Map includes RM-8 as a possible zoning under a POD for this parcel and shows parcels across Westview Drive as possible RM-8 zoning. Staff sees this zoning as fitting for future use.
- Action by the Planning Commission: Motion for positive or negative recommendation to the Board of Commissioners for the rezoning of property located at Tax Map 69, Parcel 58, from CG Zoning District to RM-8 Zoning District.

Sullivan stated originally, they wanted to rezone to RM-12 but now have requested RM9, this fits in our 2040 land use map. Mr. Crunk stated townhomes were approved on this property twice before. Butler stated this property was approved 2015 or 2016 for CG. Burks asked is this coming in as a pod. Sullivan stated no RM-8. Commercial is built on the backside, across the road is RM-8, it fits in our future growth plan for 2040. Butler just to clarify asking for a rezoning RM-8 right now if there was to be subdivided into different things, they will see the proposal when it comes back to them, right now it's just the rezoning. Anderson made a motion for a positive recommendation to the Board of Commissioners. Jenkins Seconded. Vote taken. All were in favor.

2. Request for Rezoning, DCR Fairview Project, 5.89 acres. Property located on Hwy 96 N (Map 18, Parcel 10). Current Zoning RS-40 (Single-Family Residential), Request for IG (Industrial General). Property Owned by BVM Investments.

STAFF COMMENTS:

- Action by the Planning Commission: Motion for positive or negative recommendation to the Board of Commissioners for the rezoning of property located at Tax Map 18, Parcel 10, from RS-40 Zoning District to IG Zoning District.

Sullivan stated William Jones present to represent. Butler asked Sullivan does he have any comments for the future land use on this parcel. Sullivan stated he believed they looked at this and it was fitting for this area you do have a lot of industrial in the area. It is part of the transitional with the interstate being there with the use they have coming for with, at the staff meeting they decided IG (Industrial General) coming forward with would be the best use for their future. Butler stated so staff gives a positive recommendation based on that. Sullivan stated that's correct. Burks asked what is the zonings on either side of it. Sullivan stated to the left on the map which is the northwest, that is RS-40, below that possible CG, most are zoned RS-40 in the area, Burks asked is that what they came in as. Sullivan stated yes. Butler stated the large parcel is part of the Gen Farms, Sullivan stated that is correct, Butler stated they own thousands of areas all around that interchange there. Sullivan stated the zoning was changed and accepted in 2009. Burks asked what is that to the right of it. Butler stated Backyard/gas station. Jenkins asked Sullivan just for clarification, the future land use map has this listed as Industrial General, as he recalls that was more Commercial General mixed use. Butler stated it's called Commercial Interchange district but Industrial is one of the uses listed as part of that zone. Jenkins stated for example what kind of business go into this a Industrial General. Sullivan stated a lot of businesses a rehearsal studio consisting of three buildings. Qualls asked a rehearsal studio? Sullivan stated yes mam. Butler stated the same thing it would have to come back through them for the design process, this is just for the rezoning. Burks made a positive recommendation to The Board of Commissioners. Qualls Seconded. Vote was taken. All were in favor.

3. Election of officer for 2020 Calendar year.

Butler stated they will start with Chairman position, will accept nominations and vote. Burks made a motion to nominate Brandon Butler for Chairman. Blade Seconded. Butler asked any additional nominations for Chairman position. No other nominations. Vote was taken. All were in favor.

Butler asked for nominations for Vice Chairman. Qualls a motion to nominate Mike Anderson for Vice Chairman. Burks Seconded. Butler asked any additional nominations for Vice Chairman position. Power made a nomination for Daniel Jenkins for Vice Chairman. Butler asked is there a 2nd, Burked Seconded. Butler asked any additional nominations. Butler asked for show of hands, start with Mr. Anderson-vote was Cali, Qualls, Blade, Jenkins, Power, Anderson. Butler asked for Mr. Jenkins- vote was Schulist, Burks, Butler. Butler stated congrats Mr. Anderson for Vice Chairman. Butler asked for nominations for 1st Secretary

position which was formally Mr. Anderson. Blade made a motion to nominate Daniel Jenkins for 1st Secretary. Burks Seconded. Butler asked any additional nominations for 1st Secretary. No other nominations. Vote was taken. All were in favor.

Butler asked for nominations for 2nd Secretary position which was formally Mr. Cali. Burks made a motion to nominate Salvatore Cali. Blade Seconded. Butler asked any additional nominations for 2nd Secretary. No other nominations. Vote was taken. All were in favor.

OLD BUSINESS – None

Bonds- None

Reports for Discussion and Information

City Planning Staff – Sullivan couple things, on the agenda, 1st time we had sent that out as an IDT item, that's the new software, thinks one of them worked but doesn't think the rest of them did. That was where he didn't make it a public link, he will take care of that in the future, hope that works for everyone, it makes it a lot easier for us being able to send out what we have and that way they can see that's what brought us to that step. Couple questions we had today, one being the payments for the Planning Commission, doesn't know who all got that answered but for The Planning Commission there is the amount that they receive, that takes care of training and travel and so etc. They are no longer considered part time employees, that is why it's not coming out as direct deposit it will be a check that we will mail to them, if anyone has an issue with them being mailed and wants them to be held get with he or Tom Daughtry and they will work it out but will be a check instead of direct deposit. Also, last thing, prepare for February they will probably do a 1-hour work session before the meeting, don't know what they will discuss but would like to meet at least every other month for a work session for training, getting some certification stuff, working through any issues that they as a Commission would like to see changed in our regulations. Have discussions on where we are, what we're doing, why things are the way they are and etc.

- City Engineer – Not Present

City Attorney – Happy New Year. Any of them at any time can call him or email him if they have any questions.

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

Burks – Happy New Year and really appreciates all the work that everybody did last year. We go a lot accomplished; it may not feel like it sometimes but when you go back and look at it, it was quite a bit of work so thank you very much for all the effort and time that was put in. Mr. Sullivan to clarify he doesn't think they were ever part time employees, thinks they payment may have look like they were. Anyone ever see anything, when their out riding around town that needs to be changed, start keeping a log, they can talk about it. They know what all the

regulations are now, it's time now to start making the changes that they want to see to improve our communities.

Schulist – **Nothing**

Anderson – **Based on what Mr. Burks just said, he's a retired general contractor, general contractor has to cut the public streets, do a compaction, put a subgrade down and put a sub based asphalt down then come back and put a top coat and tamp it in to match the street. When the utility people come in, they dig a hole, throw some gravel in it, run over it with a truck, throw some quick patch in and you have a depression immediately. If you go down Chester Road it looks like a war zone, looks like some IED's have been all through there and that's from utility people over a period of time. To him it's terrible if they are allowed to get away with that, they do it in Metro Nashville as well as they do it here. Still he thinks, talking about driving around the City and looking at stuff. The second think is the utility people, the communication people (Comcast & AT& T, ride around and look at all the telephone poles, looks like snake pits on every one of them, old days they kept them neat and straight now you got wires every which way, dangling, not going to shock anyone other than the esthetics of it, just terrible and he thinks these are two things that need to be addressed this year. Butler asked Sullivan to make a note of this, is there a repair requirement for utility cuts, maintenance requirements, that can be one of our topics that they talk about.**

Power- **Nothing**

Cali – **Nothing**

Qualls – **Happy New Year to everyone and thanks for all that everyone does also go Titan**

Blade- **Happy New Year looking forward to a great 2020.**

Jenkins –**Nothing**

Butler – **He echoes go Titans also good luck to The Board of Commissioners these coming weeks as they got a big decision with the new City Manager hire, wishes them luck.**

ADJOURNMENT – Butler stated he will entertain a motion to adjourn. Jenkins made a motion for adjournment. Butler stated so moved. Meeting adjourned at 7:20p.m.

Chairperson

Secretary