

MUNICIPAL PLANNING COMMISSION MINUTES

February 8, 2022, Regular Meeting at 7 p.m.

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

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

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

- Butler called meeting to order at 7:00 p.m.
- Opening Prayer and Pledge led by Butler
- 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	_____
OPEN SEAT		
Mrs. Schulist	x	_____
Ms. Senyard	x	_____

- 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	_____	_____	_____
OPEN SEAT				
Ms. Rainey	x	_____	_____	_____
Mrs. Schulist	x	_____	_____	_____
Ms. Senyard	x	_____	_____	_____

- Citizen Comments (none)
- Approval of Minutes
 1. December 14, 2021, Regular Meeting
 2. December 14, 2021, Work Session
 3. January 11, 2022, Regular Meeting – correct typographical errors

Motion: Senyard

Second: McDonald

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

NEW BUSINESS -

1. PC Resolution **PC-12-22**, Rezoning, Columbus Cove Project, 3.44 Acres, Map: 022, Parcel: 165.01, Current Zoning: CG- Commercial General, Requested Zoning: RM-12 (Multifamily), Property Owner: Jonathan Caldwell

Motion: Anderson
Second: Schulist

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

2. PC Resolution **PC-13-22**, Rezoning, Columbus Cove Project, 1.33 Acres, Map: 022, Parcel: 164.00, Current Zoning: RS-40 (Residential, Single Family), Requested Zoning: R-20 (Residential), Property Owner: Platinum Equities, LLC

Motion: Senyard
Second: Schulist

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

3. PC Resolution **PC-14-22**, Rezoning and Final Plat, Columbus Cove Project, 1.33 Acres, Map: 022, Parcel 154.00, Current Zoning: RS-20 (Residential), Requested Zoning: RM-12 (Multifamily) and R-20 (Residential), Property Owner: Platinum Equities, LLC

Motion: Senyard – negative recommendation, request to BOC to stay the same zoning as PC-12-22

Second: Jenkins

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

4. PC Resolution **PC-15-22**, Residential Site Plan, Woodward Subdivision, 23 Building Lots on 19.36 Acres, Map: 021, Parcel: 056.03, Property Owners: Candlewood Cove, LLC, Applicant: Tim Turner, T2 Engineering

Motion: Anderson

Second: Cali

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

5. PC Resolution **PC-16-22**, Final Plat, Otter Creek Subdivision, Phase 1, Section 3B, 14 Lots on 9.23 Acres, Map: 042, Parcel: 077.08 and P/O 079.00, Current Zoning: R-20 (Residential), Property Owner: Otter Creek Holdings, LLC

Motion: Senyard

Second: McDonald

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

6. PC Resolution **PC-17-22**, Sidewalk Variance, Regent Homes, Lake Road 7 Lot Subdivision, Length of Sidewalk 596.37 Linear Feet, In Lieu of Amount \$14,290.52

Motion: Senyard

Second: McDonald

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

BONDS AND LETTERS OF CREDIT - no action needed, for information purposes only

1. Performance Bond, Peppertree Subdivision, Phase 3, Original Total of \$718,700 revised to \$279,000
2. Stabilization Bond, Aden Woods Subdivision, Section 2, Original Total of \$347,500 revised to \$142,000
3. Stabilization Bond, Aden Woods Subdivision, Section 3, Set at \$61,200

REPORTS FOR DISCUSSION AND INFORMATION

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

ADJOURNMENT – Motion to adjourn by Rainey, at 8:10 p.m.

City Recorder