

MUNICIPAL PLANNING COMMISSION MINUTES

April 11, 2023, Meeting at 7 p.m.

Chris McDonald, Chairman
Emilee Senyard, Vice Chairman
Hayley Schulist, 1st Secretary
Mike Anderson, 2nd Secretary
Lisa Anderson, Mayor

Leslie Fischer-Street
Salvatore Cali
David Wagner
LaRhonda Williams

Staff present: Tom Daugherty, Rachel Jones, Sarah Totty, Keith Paisley, Patrick Carter
Planning Commission members present: McDonald, Senyard, Schulist, M. Anderson,
L. Anderson, Street, Cali, Wagner, Williams

- **Mr. McDonald called the meeting to order at 7:00 p.m.**
- **Prayer & Pledge led by Mr. Anderson**
- **Approval of Agenda**
Motion to approve: Mr. Anderson
Second: Mr. Cali

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street	X				
Mr. Anderson	X				
Mr. Wagner	X				
MOTION PASSED 9-0					

- **Citizen Comments:**
1) Tom Vlach – 7324 Lakelet Cove
- **Approval of Minutes – March 14, 2023, Regular Meeting**
Motion to approve: Mr. Cali
Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street	X				
Mr. Anderson	X				
Mr. Wagner	X				
MOTION PASSED 9-0					

- **New Business**

1. **PC Resolution PC-15-23, Rezoning, 0 Chester Road Rezoning, 17.23 Acres, Map: 042, Parcel: 142.00. Current Zoning: RS-40 Single-Family Residential, Proposed Zoning: RM-20 Multi-Family Residential. Property Owner: Cathey Linda Oneida.**

Motion to approve: Ms. Schulist

Second: Mr. Anderson

Staff Report – read by Sarah Totty

Applicant – LC Wallace representing Elmington Capital Group, a development company based out of Nashville that specifically develops multifamily apartments across the Southeast. She stated something unique to Elmington is they build all the apartments they develop then also manage them with their property management company.

Discussion – Mayor Anderson asked if this was approximately 340 units on 17 acres. Ms. Wallace replied their proposal right now is for 252 units that it would not be the full zoning of the RM-20 code due to site conditions. Mayor Anderson asked if they were looking to enter and exit off of Chester Road. Ms. Wallace stated that is correct, the main entrance would be off of Chester Road, and they would have a secondary entrance as well. Mayor Anderson asked if there would be road improvements done to Chester Road. Mr. Carter stated this project is only before them for rezoning, that there is no site plan, and those types of questions would be appropriate during the site plan discussion but not at the rezoning level. Ms. Schulist stated this project came to the Planning Commission several months back with a different buyer but the same general layout and at that time it was approved. Ms. Senyard stated at that time the votes were 5 ayes and 3 nays with 1 member being absent. Mr. Magner stated the comp plan for this area is RS-40 and R-20, no multifamily is listed. Ms. Totty stated that is correct. Mr. McDonald stated looking at the neighboring properties and the zoning in that area with the large development of City Center coming in that personally he thinks being lenient on what this area calls for may have been a mistake in the past. Mr. McDonald also stated that if this rezoning was approved when the site plan comes before them he thinks it would get heavy scrutiny on the entrance and exit of the development. Ms. Senyard stated that she voted nay last time and still is definitely a nay on the RM-20, that she feels multifamily is appropriate here but with an RM-8. Mr. McDonald said something to keep in mind is if this property is rezoned then they walk away the city is stuck with this property that would be RM-20 and that would open it up to all sorts of problems. Ms. Street stated the city has finally adopted the 2040 plan and she feels like that is what the citizens want and thinks they need to stick to the 2040 plan as much as possible. Ms. Street also stated the city does not have enough city workers (police and fire) to support more people right now.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson		X			
Mr. Cali		X			
Ms. Williams		X			
Ms. Senyard		X			
Mr. McDonald		X			
Ms. Schulist	X				
Ms. Street		X			
Mr. Anderson	X				
Mr. Magner		X			
MOTION FAILED 7-2					

2. **PC Resolution PC-16-23, Rezoning, RNMC Property Group – 2065 Fairview Blvd, 2 Acres, Map: 042H C, Parcel: 012.00. Current Zoning: RS-40 Single-Family Residential, Proposed Zoning: C-1 Commercial Zoning. Property Owner: Southeast Investment Partners.**

Motion to approve: Mr. Cali

Second: Mr. Magner

Staff Report – read by Sarah Totty

Applicant – Billy Frank representing RNMC Property Group, single tenant retail developers. Mr. Frank stated this site was approved by their tenant and they have it under contract. With this rezoning he feels like it fits in with the newly adopted 2040 plan.

Discussion – Mr. McDonald asked Ms. Totty what the city's perspective is on the intersection. Ms. Totty stated it would have to line up with the current intersection with a signal. Mr. Frank stated the current site plan does line up with the light and that there is an access easement on the neighboring restaurant property. Ms. Schulist asked what is planned for this site. Mr. Frank stated there is currently a house there that would come down and the site would be single tenant retail. Mr. Magner stated it seems like the community is in need of increasing commercial support for the ever-growing residential needs and this is a very commercial area, so it makes a lot of sense to him. Mr. Magner clarified with Ms. Totty that this site is surrounded by commercial property. Ms. Totty stated that is correct that the property to the West is the Wash 37062 car wash that is currently under construction. Ms. Street asked Ms. Totty what the 2040 plan calls for in this area. Ms. Totty stated it is listed as commercial center with appropriate land use as retail and restaurant. Ms. Street asked clarified that this is not part of the town center, Ms. Totty replied no it is not.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Street	X				
Mr. Anderson	X				
Mr. Magner	X				
MOTION PASSED 9-0					

Bonds and letters of credit

- Pepper Tree Phase 3 Bond Reduction set at \$124,000
- Fernvale Springs Condos Phase 4 Bond Reduction set at \$109,300
- City Center Phase 1 Reclamation set at \$235,695
- Bell Construction Reclamation Bond set at \$132,440

Reports for discussion and information

- City Planning Staff - Nothing
- City Manager - Nothing

- City Engineer – Ms. Totty stated she appreciates everyone bearing with her through this transition phase. Ms. Totty said she would be on vacation and would miss the May PC meeting. She asked the PC members if they would like to keep the meeting as scheduled or push it back a week. Mr. McDonald said he thought it would be best to wait until Ms. Totty could attend. Ms. Schulist asked Ms. Totty if she knew yet how many items would be on that agenda. Ms. Totty replied it's a little early to know for sure but possible around three. Mayor Anderson asked Ms. Totty what days she would be gone. Ms. Totty replied May 8-12. Mayor Anderson said the 2nd or 16th could be an option. Ms. Totty stated moving it forward would be hard due the submittal deadlines. The Planning Commission agreed to move the May meeting to May 16th.
- City Attorney – Nothing

Communication from the planning commission members

- Mayor Anderson – Nothing
- Cali – Nothing
- Williams – Asked who would be following up with Mr. Vlach concerning his citizen comments. Ms. Totty stated her office would be handling it.
- Senyard – Nothing
- McDonald – Welcome to Ms. Street, received an email from MTAS about training on May 3 from 5:00-7:00, good information and helps set expectations. Mr. Carter added as a PC member they have an obligation to receive a certain number of training credit hours each year and this is very important if the city should have any legal challenges. Mr. McDonald extended a thank you to Brandon Butler for his time serving on the Planning Commission.
- Schulist – Called Ms. Totty a rockstar and thanked her for hanging in there.
- Street – Thank you to everyone for allowing her to be there and she looks forward to working with everyone.
- Mr. Anderson – Everything changes for the better, not saying anything negative about the previous people, but when you make changes at the end of the day it's always better.
- Magner – Appreciates the city staff and to hang in there.

Adjournment – Motion to adjourn by Mr. Cali at 7:33 p.m.



Rachel Jones, City Recorder