

MUNICIPAL PLANNING COMMISSION MINUTES

April 12, 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 Manager Scott Collins, City Recorder Brandy Johnson, City Attorney Tim Potter, City Engineer Kevin Blackburn, City Planning Director Micah Sullivan

- Senyard called meeting to order at 7:00 p.m.
- Opening Prayer and Pledge led by Anderson
- 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	ABSENT			
Mr. Cali	x	_____	_____	_____
Mr. Jenkins	x	_____	_____	_____
Mr. McDonald	x	_____	_____	_____
OPEN SEAT				
Ms. Rainey	x	_____	_____	_____
Mrs. Schulist	x	_____	_____	_____
Ms. Senyard	x	_____	_____	_____

- Citizen Comments

1. Shon Keeton, 7200 Jones Lane
2. Dan Carnahan, 7424 Old Nashville Road
3. Joe Scott, 7123 Fernvale Springs Way

- Approval of Minutes

1. March 8, 2022, Work Session
2. March 8, 2022, Regular Meeting

Motion: Rainey

Second: Schulist

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	ABSENT			
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-20-22**, Annexation, 891 Highway 96 N Project, .755 Acres, Map: 021, Parcel: 046.05, Owners: Walter and Beverly Totty

Motion: Anderson, for approval
Second: McDonald

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

2. PC Resolution **PC-21-22**, Zoning, 891 Highway 96 N Project, .755 Acres, Map: 021, Parcel: 064.05, Current Zoning: Non-Incorporated Area, Requested Zoning: RM-8 Residential Multifamily, Property Owners: Walter and Beverly Totty

Motion: Anderson, for approval
Second: McDonald

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

3. PC Resolution **PC-22-22**, Rezoning, 891 Highway 96 N Project, 6.0 Acres, Map: 021, Parcel: 046.06, Current Zoning: CG – Commercial General, Requested Zoning: RM-8 Residential Multifamily, Property Owners: Walter and Beverly Totty

Motion: Jenkins, for a negative recommendation to the Board of Commissioners
Second: Cali

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

4. PC Resolution **PC-23-22**, Rezoning 891 Highway 96 N Project, 5.67 Acres, Map: 021, Parcel: 046.09, Current Zoning: CG – Commercial General, Requested Zoning: RM-8 Residential Multifamily, Property Owners: Walter and Beverly Totty

Motion: Jenkins, for a negative recommendation to the Board of Commissioners
Second: Cali

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

5. PC Resolution **PC-24-22**, Rezoning, 0 Old Nashville Road, 7.19 Acres, Map: 042, Parcel: 065.07, Current Zoning: RS-40 Residential, Requested Zoning: R-20 Residential, Property Owner: Jenelle Pinkerton

Motion: Rainey, for approval
Second: Schulist

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

6. PC Resolution **PC-25-22**, Rezoning, 0 Old Nashville Road, 7.19 Acres, Map: 042, Parcel: 065.08, Current Zoning: RS-40 Residential, Requested Zoning: R-20 Residential, Property Owner: Estate of Charlene Zoet

Motion: Rainey
Second: McDonald

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

7. PC Resolution **PC-26-22**, Rezoning Highway 96 N, 6.86 Acres, Map: 022, Parcel: 178.00, Current Zoning: RSM-40 Residential Mobile Home, Requested Zoning: RM8 – Residential Multifamily, Property Owner: Rick Neighbors

Motion: Anderson
Second: McDonald

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

8. PC Resolution **PC-27-22**, Master Development Plan, Adams Circle Townhome Project, 49 Attached Dwellings on 7.52 Acres, Map: 042, Parcel 034.00, Property Owner: Estate of Conrad Totty

Motion: Anderson
Died for lack of Second

Motion: Jenkins, for a negative recommendation (rescinded)

Motion: Anderson
Second: Schulist

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

9. PC Resolution **PC-28-22**, Site Plan, Richvale Estates Subdivision, Phase 3, 11 Building Lots on 6.03 Acres, Map: 043, Parcel: 023.00, Current Zoning: R-20 Residential, Property Owner: GH Tennessee, LLC

Motion: McDonald
Second: Anderson

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

10. PC Resolution **PC-29-22**, Final Plat, Richvale Estates Subdivision, Phase 3, 11 Building Lots on 6.03 Acres, Map: 043, Parcel: 023.00, Current Zoning: R-20 Residential, Property Owner: GH Tennessee, LLC

Motion: Cali
Second: Jenkins

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	ABSENT			
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

REPORTS FOR DISCUSSION AND INFORMATION

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

ADJOURNMENT – Motion to adjourn by Rainey, at 8:26 p.m.

City Recorder