

MUNICIPAL PLANNING COMMISSION MINUTES

May 10, 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

- 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	_____ (arrived at 7:03 p.m.)
Mr. McDonald	x	_____
OPEN SEAT		
Mrs. Schulist	x	_____
Ms. Senyard	x	_____

- Approval of Agenda

Motion: Rainey

Second: Senyard

	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 - April 12, 2022, Regular Meeting

Motion: Anderson

Second: Schulist

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	_____	_____	_____
Mr. Butler	x	_____	_____	_____
Mr. Cali	x	_____	_____	_____
Mr. Jenkins	x	_____	_____	_____
Mr. McDonald	x	_____	_____	_____

Ms. Rainey	X	___	___	___
Mrs. Schulist	X	___	___	___
Ms. Senyard	X	___	___	___
OPEN SEAT				

NEW BUSINESS -

1. PC Resolution **PC-30-22**, Annexation, 7350 Snow Mangrum Road Project, 10.12 Acres, Map: 047, Parcel: 064.01, Property Owner: Robert Butler

Motion: Senyard
Second: Schulist

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

2. PC Resolution **PC-31-22**, Annexation, 7360 Snow Mangrum Road Project, 2 Acres, Map: 047, Parcel: 065.00, Property Owner: Robert Butler

Motion: Cali
Second: Senyard

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

3. PC Resolution **PC-33-22**, Rezoning, 7656 Horn Tavern Road Project, 15 Acres, Map: 022, Parcel: 017.00, Current Zoning: RS-40 Residential, Requested Zoning: RS-15 Residential, Property Owner: Gene Hatcher

Motion: Rainey
Second: McDonald

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

Ms. Senyard	X	___	___	___
OPEN SEAT				

4. PC Resolution **PC-34-22**, Rezoning, 7352 Horn Tavern Road Project, 2 Acres, Map: 022, Parcel: 018.00, Current Zoning: RS-40 Residential, Requested Zoning: RS-15 Residential, Property Owner: Gene Hatcher

Motion: Anderson
Second: Senyard

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

5. PC Resolution **PC-35-22**, Rezoning, Wiley Court Project, 4.52 Acres, Map: 042 H C, Parcel: 008.00, Current Zoning: RS-40 Residential, Requested Zoning: C-1 Commercial, Property Owner: Loy Hardcastle

Motion: McDonald
Second: Schulist

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

6. PC Resolution **PC-36-22**, Rezoning, Murphy Project, 7.2 Acres, Map: 047, Parcel: 010.00, Current Zoning: IG Industrial General, Requested Zoning: C-1 Commercial, Property Owner: France/Scott Fetzer Co.

Motion: Cali
Second: Rainey

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

7. PC Resolution **PC-37-22**, Final Plat, Highbury Pointe Project, 2 Lots on 38.59 Acres, Map: 018, Parcel: 038.00, Property Owner: OP Highbury Pointe LLC

Motion: McDonald
Second: Anderson

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

8. PC Resolution **PC-41-22**, Master Development Plan, Highbury Pointe Project, 240 Proposed Multifamily Units on 18.35 Acres, Map: 018, Part of Parcel: 038.00, Property Owner: OP Highbury Pointe LLC

Motion: Anderson
Second: Cali

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

9. PC Resolution **PC-38-22**, Site Plan, Wash 37062, 1.67 Acres, Map: 042 H C, Parcel: 011.00, Current Zoning: C-3 Commercial, Property Owner: Wash Associates, LLC

Motion: Cali
Second: McDonald

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

10. PC Resolution **PC-39-22**, Site Plan Modification, Fernvale Springs Condominiums, 4.13 Acres, Current Zoning: RM-12 Residential, Property Owner: SM Commercial, LLC – NO ACTION

11. PC Resolution **PC-40-22**, Site Plan, The Reserves on Chester Subdivision, 46 Building Lots on 60.4 Acres, Map: 042, Parcel: 136.02, Current Zoning: RS-40 Residential, Property Owner: Duke and Duke, LLC

Motion: Cali

Second: Anderson

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

BONDS AND LETTERS OF CREDIT

Performance Bond Reduction, Peppertree Subdivision, Phase 1 – NO ACTION

REPORTS FOR DISCUSSION AND INFORMATION

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

ADJOURNMENT – Motion to adjourn by McDonald, at 7:54 p.m.

City Recorder