

MUNICIPAL PLANNING COMMISSION MINUTES

June 13, 2023, Meeting at 7 p.m.

Chris McDonald, Chairman
Emilee Senyard, Vice Chairman
Hayley Schulist, 1st Secretary
LaRhonda Williams

Brandon Butler
Salvatore Cali
David Magner
Stuart L. Johnson

Staff present: Tom Daugherty, Rachel Jones, Sarah Totty, Keith Paisley, Patrick Carter, Jamey Meadows, Scott Hughes, Larry Hill

- **Mr. McDonald called the meeting to order at 7:00 p.m.**
- **Roll Call by City Recorder, Rachel Jones**

	PRESENT	ABSENT
Mr. McDonald	X	
Ms. Senyard	X	
Ms. Schulist	X	
Mr. Johnson	X	
Mr. Butler	X	
Mr. Cali	X	
Mr. Magner	X	
Ms. Williams		X

- **Prayer & Pledge led by Mr. McDonald**
- **Approval of Agenda**

Motion to approve: Mr. Johnson
Second: Mr. Cali

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
Mr. McDonald	X				
MOTION PASSED 7-0					

- **Citizen Comments**
 1. Leslie Street – 1062 Hwy 96 N
- **Approval of Minutes – May 16, 2023, Regular Meeting**

Motion to approve: Mr. Cali
Second: Mr. Johnson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Ms. Schulist	X				
Mr. Butler			X		
Mr. McDonald	X				
Mr. Magner	X				
MOTION PASSED 6-0 (1 ABSTAIN)					

- **New Business**

1. PC Resolution PC-20-23, Rezoning, 0 Chester Road Rezoning, 17.23 Acres, Map: 042, Parcel: 142.00. Current Zoning: RS-40 Single-Family Residential, Proposed Zoning: RM-8 Multi-Family Residential. Property Owner: Cathey Linda Oneida.

Motion to approve: Mr. Johnson
Second: Ms. Schulist

Ms. Totty read the staff report.
Representatives from Elmington Capital Group was present to answer questions.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali		X			
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald		X			
Ms. Schulist	X				
Ms. Butler		X			
Mr. Magner		X			
MOTION FAILED 4-3					

2. PC Resolution PC 21-23, Final Plat, Adams Preserve Subdivision, 49 Units on 7.52 Acres, Map: 042, Parcel: 034.00. Current Zoning: CG – Commercial General, Property Owner: Pulte Homes

Motion to approve: Mr. Cali
Second: Mr. Johnson

Ms. Totty read the staff report.
Adam Sanders with SEC was present to answer questions.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				

Ms. Butler	X				
Mr. Magner	X				
MOTION PASSED 7-0					

Motion to amend the original motion to include verification from staff that lot 4 is a buildable lot: Mr. Magner
Second: Mr. Johnson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Ms. Butler	X				
Mr. Magner	X				
MOTION PASSED 7-0					

3. PC Resolution PC 22-23, Final Plat, Aden Woods of Castleberry - Phase 3, 68 Lots on 61.52 Acres. Map: 046, Parcels: 16.00, 16.04, and 11.03. Current Zoning: R-20 Single-Family Residential, Property Owners: Brandon Robertson, A-1 Home Builders, Inc.

Motion to approve: Mr. Cali
Second: Mr. Johnson

Ms. Totty read the staff report.
Adam Sanders with SEC was present to answer questions.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
MOTION PASSED 7-0					

4. PC Resolution PC-23-23, Site Development Plan, Phase 3 Electric, 2.07 Acres, Map: 042, Parcels: 044.00. Address: 1874 Fairview Boulevard, Current Zoning: CG – Commercial General, Property Owner: Phase 3 Inv, LLC.

Motion to approve: Mr. Johnson
Second: Mr. Cali

Ms. Totty read the staff report.

Representatives from Ingram Civil Engineering Group and property owner Mitch Dowdy was present to answer questions.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
MOTION PASSED 7-0					

Motion to amend original motion to add architectural updates to the front facing facade off Fairview Blvd to the office portion of the building up to the window seals to include a masonry look product: Mr. Magner
Second: Mr. Johnson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali	X				
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
MOTION PASSED 7-0					

5. PC Resolution PC-24-23, Residential Site Development Plan, Bowie Meadows Subdivision Phase 1, 43 Lots on 25.34 Acres, Map: 043, Parcel: 026.00 and Map 43E, Parcel: 6.00. Current Zoning: R-20 POD, Property Owner: McGowan Family LP

Motion to approve: Mr. Johnson
Second: Ms. Senyard

Ms. Totty read the staff report.
Eric Olsen with Anderson Delk Epps was present to answer questions.

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mr. Johnson	X				
Mr. Cali		X			
Ms. Williams					X
Ms. Senyard	X				
Mr. McDonald	X				
Ms. Schulist	X				
Mr. Butler	X				
Mr. Magner	X				
MOTION PASSED 6-1					

Bonds and letters of credit

Reports for discussion and information

- City Planning Staff - None
- City Manager – Introduced new Planning Director, Steve Bourne. Also, announced the hiring of a City Planner and Building Inspector.
- City Engineer – None
- City Attorney – Planning Commission Bylaws will be on the July agenda, thank you to Ms. Totty for her service to the city.

Communication from the planning commission members

Adjournment – Motion to adjourn by Mr. Johnson at 7:59 p.m.


Rachel Jones, City Recorder

To view the meeting in full please visit the following link:
https://www.youtube.com/watch?v=canoU1iKN_Y