

# **MUNICIPAL PLANNING COMMISSION MINUTES**

August 10, 2021, Regular Meeting at 7 p.m.

**Brandon Butler, Chairman**  
**Mike Anderson, Vice Chair**  
**Sheree Qualls**  
**Salvatore Cali**  
**Chris McDonald**

**Debby Rainey, Mayor**  
**Daniel Jenkins**  
**Hayley Schulist, 1<sup>st</sup> Secretary**  
**Emilee Senyard, 2<sup>nd</sup> Secretary**

**STAFF PRESENT:** City Manager Scott Collins, City Recorder Brandy Johnson, City Attorney Tim Potter, City Engineer Kevin Blackburn, City Planning Micah Sullivan

- 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	_____
Mrs. Qualls	_____	x
Mrs. Schulist	x	_____
Ms. Senyard	x	_____

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

- Citizen Comments – NONE
- Approval of Minutes: July 13, 2021 Regular Meeting

Motion: Jenkins

Second: Rainey

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

### **NEW BUSINESS -**

1. PC Resolution **PC-31-21**, Final Plat, Scarborough Place, Section 3, 11 Building Lots on 2.23 Acres, Map: 042 G B, Parcel: 004.00, Property Owner: T.E. Smithson Builders, LLC

Motion: Jenkins, for approval, excluding note 8 and update plat to reflect detention pond as common space rather than shared by lots 9, 10 and 11 prior to signing

Second: Rainey

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

2. PC Resolution **PC-32-21**, Final Plat, Sam Burgess Subdivision, 4 Building Lots on 11.25 Acres, Map: 047, Parcels: 92.02 and 92.03, Property Owners: Sam Burgess and Arthur Maccaro

Motion: Anderson, for approval

Second: McDonald

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

3. PC Resolution **PC-33-21**, Residential Site Variance, 7164 Kyles Creek Drive,  
Map: 047G G, Parcel: 002.00, Property Owner: William Lovelace

Motion: Jenkins, to approve the request to grant variances to Zoning Ordinance 13-102.1 requiring a 5-acre minimum to build on a lot with a slope of 20 percent or greater, and Zoning ordinance 10-305.3 restricting a building permit for a structure in a published FEMA map floodway to allow for construction of a single-family dwelling for 7164 Kyles Creek Drive in accordance with the Preliminary Site Plan

Second: Schulist

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

4. PC Resolution **PC-34-21**, Annexation and Zoning, Woodwick Subdivision, 19.88 Acres, Map: 021, Parcels: 056.02 and 056.03, Requested Zoning: R-20, Single-Family Residential, Property Owners: Tony Cavender and Edith Robertson Trust

Motion: Anderson, for approval

Second: McDonald

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

5. PC Resolution **PC-35-21**, Annexation, Fernbrooke Subdivision, 132.24 Acres, Map: 023, Parcel: 066.01, Requested Zoning: RS-40, Single Family Residential, Property Owner: Charlie Mitchell, Jr.

Motion: Rainey, for approval

Second: Anderson

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

**BONDS AND LETTERS OF CREDIT** - no action required, for informational purposes

- |  |           |
|--|-----------|
| 1. Performance Bond, Audubon Cove Subdivision            | \$437,700 |
| 2. Performance Bond, Wynwood Park Subdivision, Phase 2   | \$556,500 |
| 3. Stabilization Bond, Wynwood Park Subdivision, Phase 2 | \$190,200 |

**REPORTS FOR DISCUSSION AND INFORMATION**

**COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS**

**ADJOURNMENT** – Motion to adjourn by Jenkins, seconded by Anderson, at 7:51 p.m.

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City Recorder