

MUNICIPAL PLANNING COMMISSION MINUTES

September 13, 2022, Regular Meeting at 7 p.m.

Brandon Butler, Chairman
Mike Anderson
Salvatore Cali
David Wagner
Chris McDonald, 2nd Secretary

Debby Rainey, Mayor
Emilee Senyard, Vice Chair
Hayley Schulist, 1st Secretary
LaRhonda Williams

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	_____
Mr. Butler	_____	x
Mr. Cali	x	_____
Mr. Wagner	x	_____
Mr. McDonald	x	_____
Ms. Rainey	x	_____
Mrs. Schulist	x	_____
Ms. Senyard	x	_____
Ms. Williams	x	_____

- Approval of Agenda

Motion: Rainey

Second: Willilams

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	_____	_____	_____
Mr. Butler	ABSENT	_____	_____	_____
Mr. Cali	x	_____	_____	_____
Mr. Wagner	x	_____	_____	_____
Mr. McDonald	x	_____	_____	_____
Ms. Rainey	x	_____	_____	_____
Mrs. Schulist	x	_____	_____	_____
Ms. Senyard	x	_____	_____	_____
Ms. Williams	x	_____	_____	_____

- Citizen Comments (none)
- Approval of Minutes – August 9, 2022, Regular Meeting

Motion: Schulist

Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	_____	_____	_____
Mr. Butler	ABSENT	_____	_____	_____
Mr. Cali	x	_____	_____	_____
Mr. Wagner	x	_____	_____	_____

Mr. McDonald	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Williams	x	___	___	___

NEW BUSINESS -

1. PC Resolution **PC-53-22**, Rezoning, Madison Fairview, 17.23 Acres, Map: 042, Parcel: 136.00, Current Zoning: RS-40, Requested Zoning: RM-20 Residential, Town Center Overlay District (TCOD), Property Owners: Linda Cathey, Stephanie Stinson, Tanya Stinson and Tonya Cook

Motion: Rainey
Second: Anderson

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

2. PC Resolution **PC-54-22**, Rezoning, Crow Cut Corner, 25.04 Acres, Map: 046, Parcel: 018.00, Current Zoning: RS-40, Requested Zoning: R-20 Residential, Property Owners: Donald A Cunningham and Maryanne L Cunningham

Motion: Magner
Second: Anderson

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

3. PC Resolution **PC-55-22**, Final Plat, Fernvale Flats, 1.17 Acres, Map:042, Parcel: 063.00, Property Owner: SM Commercial, LLC

Motion: Rainey
Second: Schulist

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

Mr. McDonald	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___
Ms. Williams	x	___	___	___

4. PC Resolution **PC-56-22**, Master Development Plan, Highland Trace Townhomes, 71 Single-Family Attached Dwelling Lots on 10.93 Acres, Map: 021, Parcels: 046.06 and 046.09, Property Owner: Walt Totty

Motion: McDonald
Second: Rainey

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

5. PC Resolution **PC-57-22**, Site Plan, Cedarcrest Subdivision, 137 Single-Family Attached Dwelling Lots on 27.57 Acres, Map: 042, Parcel: 125.00, Property Owner: Preston Mangrum

Motion: Williams
Second: Schulist

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

6. PC Resolution **PC-58-22**, Site Plan, Highbury Pointe, Multifamily Project, 240 Proposed Multifamily Units on 18.35 Acres, Map: 018, Part of Parcel: 038.00, Property Owner: Highbury Pointe, LLC

Motion: Rainey
Second: Anderson

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	x	___	___	___
Mr. Butler	ABSENT			
Mr. Cali	x	___	___	___
Mr. Magner	x	___	___	___
Mr. McDonald	x	___	___	___

Ms. Rainey	X	___	___	___
Mrs. Schulist	X	___	___	___
Ms. Senyard	X	___	___	___
Ms. Williams	X	___	___	___

7. PC Resolution **PC-59-22**, Site Plan Modification, Fernvale Springs Condominiums, 4.13 Acres, Current Zoning: RM-12 Residential, Property Owner: SM Commercial, LLC

Motion: McDonald
Second: Rainey

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	X	___	___	___
Mr. Butler	ABSENT			
Mr. Cali	X	___	___	___
Mr. Magner	X	___	___	___
Mr. McDonald	X	___	___	___
Ms. Rainey	X	___	___	___
Mrs. Schulist	X	___	___	___
Ms. Senyard	X	___	___	___
Ms. Williams	X	___	___	___

8. PC Resolution **PC-60-22**, Site Plan, Richvale Estates Phase 4, 51 Single-Family Building Lots on 111.51 Acres, Map: 042, Parcel: 023.00, Property Owner: GH Tennessee, LLC

Motion: Cali
Second: Williams

	YES	NO	ABSTAIN	RECUSE
Mr. Anderson	X	___	___	___
Mr. Butler	ABSENT			
Mr. Cali	X	___	___	___
Mr. Magner	___	X	___	___
Mr. McDonald	X	___	___	___
Ms. Rainey	X	___	___	___
Mrs. Schulist	X	___	___	___
Ms. Senyard	X	___	___	___
Ms. Williams	X	___	___	___

BONDS AND LETTERS OF CREDIT

- One Church Home – Performance Bond – NO ACTION (will be on the next agenda after pre-construction meeting)

REPORTS FOR DISCUSSION AND INFORMATION

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

ADJOURNMENT – Motion to adjourn by Rainey, at 8:18 p.m.

City Recorder