

MUNICIPAL PLANNING COMMISSION MINUTES

September 14, 2021, Work Session at 5:30 p.m.

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

Debby Rainey, Mayor
Daniel Jenkins
Hayley Schulist, 1st Secretary
Emilee Senyard, 2nd Secretary

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

PLANNING COMMISSION PRESENT: Mike Anderson, Brandon Butler, Sam Cali, Daniel Jenkins, Chris McDonald, Sheree Qualls, Debby Rainey, Emilee Senyard

PROJECT MEMBERS PRESENT: Kevin Guenther with Ragan Smith, Patrick Pitts with D.R. Horton's Land Acquisition Team Nashville Division as well as members from their Transportation Team and Planning Team

CALL TO ORDER: by Butler at 5:30 p.m.

- D. R. Horton is the largest homebuilder in the United States and their goal with this development is to create good quality product for first time homebuyers with great amenities, all at an affordable price (\$309 to 400,000)
- Project on this parcel was previously approved as an R-20 POD (in 2007) but now there is new owner and developer returning with a revised master development plan and requesting. Parcel is 251 acres.
- All single-family homes proposed on 50- and 60-foot-wide lots, cementitious siding and masonry product with architectural shingles and 7.5' minimum side setbacks
- Main access point is no longer from Highway 96 but now off Northwest Highway
- On-site septic system required and will utilize over 50 acres, currently working on soil analysis
- Goal to preserve natural amenities, natural surface trails
- Currently working with the city on road improvements in the area (DR Horton as well as another developer plus the city would all have part in these improvements)
- Streams along Highway 96 and Northwest help create natural buffers between these roads and the new construction
- Feedback from PC: doesn't align with the 2040 plan, stale architectural designs, lot of similar lot sizes with only 15' between homes, concern over space for vehicles in driveway while allowing clear sidewalk access (may require greater setback for garages), prefer a mix of lot sizes and include townhomes changing styles as you move from the front of the development toward the rear
- Project representatives will work to bring back a revised plan and requested the item be removed from tonight's Planning Commission agenda

ADJOURNMENT: at 6:54 p.m.

City Recorder