

# MUNICIPAL PLANNING COMMISSION MINUTES

October 12, 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 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	_____

- Anderson called meeting to order at 7:00 p.m.
- Opening Prayer and Pledge led by Anderson
- Approval of Agenda

Motion: Rainey, to approve the amended agenda

Second: Qualls

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

- Citizen Comments – NONE
- Approval of Minutes: September 14, 2021 Regular Meeting

Motion: Schulist

Second: Rainey

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

Mr. Cali	x	___	___	___
Mr. Jenkins	x	___	___	___
Mr. McDonald	x	___	___	___
Mrs. Qualls	x	___	___	___
Ms. Rainey	x	___	___	___
Mrs. Schulist	x	___	___	___
Ms. Senyard	x	___	___	___

**NEW BUSINESS -**

1. PC Resolution **PC-40-21**, Final Plat, Aden Woods of Castleberry, Phase 2, 35 Lots on 31.59 Acres, Map: 046B, Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00 and 11.03, Property Owner: Brandon Robertson, A-1 Home Builders, Inc., Applicant: Adam Sanders, SEC-Civil

Motion: Jenkins, for approval with conditions as noted on the resolution  
 Second: Rainey

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

2. PC Resolution **PC-41-21**, Residential Site Plan, Aden Woods of Castleberry, Phase 3, 68 Lots on 61.42 Acres, Map: 046, Parcels: 16.00 and 16.04, Property Owner: Brandon Robertson, A-1 Home Builders, Inc., Applicant: Aws Ahmed, SEC-Civil

Motion: Senyard, for approval with conditions as noted on the resolution  
 Second: Jenkins

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

3. PC Resolution **PC-42-21**, Final Plat, Cumberland Estates Subdivision, Phase 4, 27 Lots on 9.06 Acres, Map: 047, Parcel: 66.04, Property Owner: Ole South Properties, Applicant: Joe Epps, Anderson Delk Epps & Associates

Motion: Rainey, for approval  
 Second: Qualls

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

4. PC Resolution **PC-43-21**, Final Plat, Cumberland Estates Subdivision, Phase 5, 17 Lots on 5.91 Acres, Map: 047, Parcel: 66.04, Property Owner: Ole South Properties, Applicant: Joe Epps, Anderson Delk Epps & Associates

Motion: Qualls, for approval  
 Second: Jenkins

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

5. PC Resolution **PC-44-21**, Final Plat, Pepper Tree Cove Subdivision, Phase 3, 27 Lots on 9.93 Acres, Map: 22, Parcel 15.00, Property Owner: Duke and Duke, Inc., Applicant: Trent Smith, Southern Consulting

Motion: Rainey, for approval  
 Second: McDonald

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

6. PC Resolution **PC-45-21**, Rezoning, Wash 37062, 1.67 Acres, Map: 042H C, Parcel: 11.00, Current Zoning: RS-40 (Residential, Single-Family), Requested Zoning: C-3 (Commercial), Property Owner: Donald Hughes, Applicant: Bill Kottas, Wash Associates

Motion: Cali, for approval  
 Second: Rainey

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

7. PC Resolution **PC-46-21**, Residential Site Plan, Westview Subdivision, Phase 1, 55 Lots on 40.01 Acres, Map: 046, Parcel: 44, Property Owner: Kathy Beata, Applicant: Adam Crunk, Crunk Engineering LLC

Motion: Cali, for approval with conditions noted on resolution and recommendation to the BOC for 20 MPH speed limit  
 Second: Anderson

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

8. PC Resolution **PC-47-21**, Residential Site Plan, Belvoir Subdivision, Phase 1, 27 Building Lots on 35 Acres, Map: 021, Parcels: 062.00 and 063.00, Property Owner: Northwest Cove, LLC

Motion: Cali, for approval with conditions noted on resolution  
 Second: McDonald

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

Mrs. Schulist            x    \_\_\_    \_\_\_    \_\_\_  
Ms. Senyard            x    \_\_\_    \_\_\_    \_\_\_

**BONDS AND LETTERS OF CREDIT**

Performance Bond, Cumberland Estates Subdivision, Phases 6 & 7 – set at \$1,396,000 – NO ACTION NEEDED

**REPORTS FOR DISCUSSION AND INFORMATION**

**COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS**

**ADJOURNMENT** – Motion to adjourn by Jenkins, at 8:30 p.m.

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City Recorder