

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, January 28, 2021 at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to order at 6:02 PM. Roll was called by City Recorder Lisa Smith and the following were present: Chairman Warren Landers, Mayor Wallace Cartwright, Councilmember Stephanie Isaacs, Commissioner Jean Pruitt, Commissioner Dawn Gonzalez, Commissioner Joe Paul Moore, and Commissioner Steve Taylor. Also present were Acting Planning Director Kevin Chastine and City Attorney Ginger Shofner. Absent were Commissioner James Darden and Commissioner Bo Gill.

Chairman Landers then called for approval of the Agenda and hearing no amendments, **Commissioner Taylor made a motion to approve the Agenda as submitted, Commissioner Pruitt seconded, and the motion carried unanimously by oral vote.**

The next item on the Agenda was approval of the minutes of December 15, 2020. Hearing no corrections **Mayor Cartwright made a motion to approve the minutes, Commissioner Taylor seconded, and the motion carried unanimously by oral vote.**

NEW BUSINESS

Consideration of Final Plat for Northcreek Drive Extension: Planner Chastine advised this is a request for approval of a Final Plat for Northcreek Drive Extension to dedicate a 3.38-acre right-of-way for the extension of Northcreek Drive as part of the Bedford County Justice Center project. He further noted there were no review comments and Staff recommends approval as resubmitted on January 19, 2021. **Mayor Cartwright made a motion to approve, Commissioner Pruitt seconded, and the motion carried unanimously upon roll call vote.**

Consideration of a Site Plan for McDale Lane - Curl Property: Chastine noted this is a Site Plan for 26 condominium units within five (5) buildings along with associated parking and stormwater drainage infrastructure on 1.93 acres. Staff recommends approval as resubmitted on January 19, 2021, with six Procedural Notifications: (1) Developer will meet with Engineering and Public Works to coordinate road widening. (2) Proposed sewer main extension by SPWS is about to begin and will have to be complete prior to issuance of Building Permits. (3) Copies of SWPPP, NOC and contractor's inspector Level 1 certification to be given to Public Works before grading permits issue. (4) Detention Agreement /Long Term Maintenance Agreements to be signed and recorded along with Final Plat and copies given to Public Works. (5) Stormwater as-builts showing elevations of all storm structures to be provided after construction completion. (6) After site plan is signed by the City Engineer, contact Public Works to schedule preconstruction meeting and receive grading permits. **Commissioner Pruitt made a motion to provide an approval with the six (6) Procedural Notifications, Mayor Cartwright seconded, and the motion carried unanimously by roll call vote.**

Consideration and Recommendation of Tax Map 77 Parcel 24.00 Rezoning: Planner Chastine advised this is a rezoning request for 15.36 Acres owned by Tommy and Norma Wright and located on Railroad Avenue. He advised that the property was annexed into the City on November 12, 2020 and is directly adjacent to Wright's Paving and Quarry. The request is to rezone the property I-2 to match the adjacent property. It will be used for storage of equipment and materials. Staff recommends approval with one

(1) Condition of Approval – the property will be combined with Tax Map 77, Parcel 26.00, through a subdivision plat. And three (3) Procedural Notifications which are the dates this matter will be on the City Council Agendas. **Mayor Cartwright made a motion to approve, Commissioner Taylor seconded, and the motion carried by a unanimous roll call vote.**

Consideration and Recommendation of Tax Map 69, Parcel 5.00 Rezoning: Chastine advised this request is to rezone 9.76 acres of a 15.04 acres tract from C-2 to R-4. He further noted this is the back portion of the property and the front part which fronts Highway 231 North will stay C-2. The request is not in compliance with the current Future Land Use Map; however, the same request was approved for property to the South (Tax Map 69, Parcel 5.06) by the City Council in December 2019. Additionally, Tax Map 69, Parcel 5.08 was rezoned from C-2 to R-3 in October 2018. Due to the requested zone of R-4 not being permitted under the Commercial classification of the currently adopted Comprehensive Plan and thereby not being in compliance with the Future Land Use Map designation, Staff recommends the Planning Commission provide an unfavorable recommendation to the City Council. If the Planning Commission provides a favorable recommendation there is one (1) Procedural Notification, the dates this item will appear on the City Council Agendas. After a short discussion and review of the maps, **Chairman Landers made a motion to provide a favorable recommendation to the City Council for this rezoning, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.**

Consideration and Recommendation of Tax Map 69, Parcel 74.00 Rezoning: Planner Chastine noted this item and the next are adjacent properties and the rezoning request is the same therefore the information will apply to both. This parcel is .76 acre located on Brown Lane currently zoned R-2 and the request is to rezone to R-3. Chastine advised the property to the north, east and west are all zoned R-2 and are the properties covered in the next item. The property to the south is across Brown Lane and zoned R-2. The current Future Land Use Map does not address the R-3 classification and notes a zoning of R-2. He did advise that the proposed new Land Use Map shows this property as Mixed Density. The current map classifies 4 units or less per acre will be considered Low Density Residential and anything over 5 units will be considered High Density Residential. Considering these factors Chastine advised from a Staff perspective he must recommend an unfavorable recommendation for this rezoning request, however if the Planning Commission gives a favorable recommendation there is one (1) Procedural Notification, the dates this item will appear on the City Council Agendas. Chairman Landers questioned if this would receive a favorable recommendation in the future if the new Land Use Map were adopted. Chastine stated if it is adopted as is it would provide for Mixed Use which would allow R-1 to R-4 so yes it could allow for a favorable recommendation from Staff at that time. **Commissioner Taylor made a motion to provide an unfavorable recommendation to the City Council on this rezoning request, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.**

Consideration and Recommendation of Tax Map 69, Parcel 74.01 and 77.00 Rezoning: Chastine advised this is the adjacent properties to the previous item and the request to rezone is the same. Staff recommendation is the same, unfavorable as it is not in compliance with the Current Land Use Map and the potential for the development to be over five (5) units per acre. **Commissioner Gonzales made a motion to provide an unfavorable recommendation to the City Council for this rezoning request, Councilmember Isaacs seconded, and the motion carried by unanimous roll call vote.**

Chairman Landers noted the previous two items could come back before the Commission after the new Land Use Map is adopted and they may receive a favorable recommendation based on the information at that time.

Reports from Staff:

- A. **Administrative Review Projects:** Planner Chastine advised that the City Engineer has signed the Site Plan for the tear down and rebuild of the Murphy Oil Project at Walmart and Global Manor Phase 7 construction plans have been received.
- B. **Discussion of Proposed Comprehensive Plan Update – Spark Shelbyville:** Chastine provided a PDF of the proposed plan for review. He noted there will be at least one more Public Comment session and they are currently looking at the best way to accomplish that with the restrictions of COVID. He requests that Commissioners review the Plan and direct any questions or concerns to him. He noted this will be on a future Agenda as a formal item for Approval and then forwarded to the City Council for consideration. He then reviewed a few of the differences between the current map and the proposed one.

There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:51 PM.

APPROVED:

Warren Landers, Chairman

ATTEST:

Lisa Smith, City Recorder