

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, March 24, 2022, at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to Order at 6:00 PM and City Recorder Lisa Smith called the roll. The following were present: Commissioner David McGee, Commissioner Bo Gill, Commissioner Dawn Gonzalez (in at 6:08 PM), Councilmember Stephanie Isaacs, Chairman Landers, Mayor Wallace Cartwright, and Commissioner Steve Taylor. Commissioner Joe Paul Moore and Commissioner Henry Wilhoite were absent. Also, present were City Attorney Ginger Shofner (by phone), Planning Director Waleed Albakry and City Recorder Lisa Smith.

Chairman Landers requested a motion to approve the Agenda. **Commissioner Gill made a motion to approve the Agenda as submitted, Commissioner Taylor seconded, and the motion carried unanimously upon oral vote.**

The next item up was approval of the minutes from the February 24, 2022, Regular Meeting, hearing no corrections or additions, **Mayor Cartwright made a motion to approve the minutes, Commissioner Gill seconded, and the motion carried upon unanimous oral vote.**

NEW BUSINESS:

Consideration of a Final Plat for Building # 4 Park Place Townhomes: Planner Waleed Albakry advised the Final Plat for Building # 4 which will include 7 townhomes that will be sold to individual owners. Albakry noted there were no comments and Staff recommends approval as resubmitted on March 11, 2022. **Commissioner Gill made a motion to approve, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.**

Consideration of a rezoning amendment for two parcels located on the westside of Green Lane, west of Northside Park Drive: Albakry gave an overview of the site advising it is two parcels and is all located in the City. It is currently zoned three different zones I-1 (Light Industrial District), R-2 (Low Density Residential) and R-4 (High Density Residential). The applicant would like to zone the entire property to R-3 (Medium Density Residential). Planner stated that the request will be in compliance with the not yet adopted Future Land Use Map. Member Gill asked what the current Land Use Map showed and Albakry stated it shows R-3. **Mayor Cartwright made a motion to approve, Commissioner Gill seconded, and the roll call vote was as follows: Chairman Landers – Yes, Mayor Cartwright – Yes, Commissioner Gill – Yes, Commissioner McGee – No, Commissioner Gonzales – Abstained (she arrived during the presentation of this item), Councilmember Isaacs – Yes. Commissioner Taylor – Yes. Motion passes for a favorable recommendation to the City Council with 5 yes, 1 no and 1 abstained.**

Consideration of an annexation request for a parcel located at 2905 Highway 231 North: Planner Albakry stated this item and the next concern the same parcel of land which is jointly owned by the City of Shelbyville and Bedford County. The request is to annex into the City and the following items concerning rezoning the property. The property is a total of 33.6 acres, with a request to rezone 20 acres that front Highway 231 North to C-2 and the remaining 13.6 acres be rezoned to I-3 and absorbed into the current 231 North Business Park. Albakry review the request and advised it is in-line with the Future Lane Use Map. **Mayor Cartwright made a motion to forward the Annexation request to the**

City Council with a favorable recommendation, Councilmember Isaacs seconded, and the motion carried unanimously upon roll call vote.

Consideration of rezoning application for a parcel located at 2905 Highway 231 North: Mayor Cartwright made a motion to forward the rezoning requests to the City Council with a favorable recommendation, Member Gonzales seconded, and the motion carried unanimously by roll call vote.

Reports from Staff: Planner Albakry gave a review of recent Administrative Review Projects.

Updates about the status of the Comprehensive Plan and Future Land Use Map: Albakry advised he had a meeting with the consultant and hoped the plan would be ready for review by the Planning Commission in May after being posted online around April 5th. There was then discussion by the member advising they would like to see the Plan posted online for the community to review and to hold a Townhall meeting for comments.

Adjourn: There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:33 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder