

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, January 27, 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 Steve Taylor, Commissioner Henry Wilhoite, Commissioner Dawn Gonzalez, Chairman Landers, and Mayor Wallace Cartwright. Commissioner Joe Paul Moore and Councilmember Stephanie Isaacs was absent. Also, present were City Attorney Ginger Shofner, Planning Director Waleed Albakry (by phone) and City Recorder Lisa Smith.

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

The next item up was approval of the minutes from the December 22nd Regular Meeting, hearing no corrections or additions, **Commissioner Gill made a motion to approve the minutes, Mayor Cartwright seconded, and the motion carried upon unanimous oral vote.**

NEW BUSINESS

Consideration of Preliminary Plat for Global Manor Subdivision, Phase 9: Planner Waleed Albakry advised this plat is for 8.3 acres with 33 lots. Staff recommends approval with one (1) Procedural Notification – That the 25' access easements to the detention areas will need to be clearly labeled as ingress/egress easements for the purpose of accessing the detention area if ever needed on the final plat. **Commissioner Gill made a motion to approve, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.**

Consideration of Site Plan for a Car Spa at 111 Northside Park Drive: Planner Albakry stated this site plan is for an approximately 4,000 square foot primary structure for a drive through car wash and accessory structures for vacuuming and dumpster enclosure. Albakry noted all comments had been addressed and Staff recommends approval with no conditions. **Commissioner Gill made a motion to approve the site plan, Commissioner Wilhoite seconded, and the motion carried by unanimous roll call vote.**

Consideration of a Final Plat for Lexington Cove, Phase 3: Albakry noted this final plat purposes 14 single family lots on 4.92 acres. The property is zoned R-2 and all comments have been met. Staff recommends approval as resubmitted on January 18, 2022, with no conditions. **Mayor Cartwright made a motion to approve, Commissioner Gonzales seconded, and the motion carried unanimously upon roll call vote.**

Consideration of a Concept Plan for Deer Valley Estates Subdivision (Brown Lane off Fairfield Pike): Planner Albakry advised this is a request for approval of the submitted Concept Plan for 75 residential lots on 27.55 acres located on Brown Lane off Fairfield Pike. Albakry went over the comments which included a concern on the detention pond located on lot 8 and the drainage through other lots. He noted some lots may need to be revised to allow for building on these lots or that building on the lots may not be feasible and would be addressed in the future. He further noted the City Engineer and

Public Works sent comments that were neither acknowledged nor addressed. These comments should be formally acknowledged and include a requirement for a level II traffic impact study, the minimum of 20' paved width with a 1' shoulder along the Brown Lane frontage of the proposed development, Jurisdictional water determination and Hydrological Determination evaluation by the Tennessee Department of Environment and Conservation (TDEC) for the water feature proposed for on site. Additionally, a 100-year flood elevation will need to be modeled so that proper minimum finished floor elevations can be established for lots adjacent to the waterway and to identify location and layout of the community mailbox kiosk. Staff is recommending the Planning Commission defer this item until these comments are acknowledged and addressed. If approved by the Planning Commission, Staff recommends the approval be subject to these items as Procedural Notifications. Scot St. John engineer for this project and representative for Curl Construction spoke requesting approval be given based on a future Traffic Study. He advised there were three different projects along the Fairfield Pike and a Traffic Study would be completed that encompassed all those projects and would be turned in prior to the Preliminary Plat. Additionally, he noted other comments would be addressed during the construction plan phase. Mayor Cartwright recused himself from the vote advising he lives next to this proposed development. **Commissioner Gill made a motion to defer this item until the Public Works and Engineering comments were addressed based on the recommendation of the City Planning Department, Commissioner McGee seconded, and the motion carried unanimously upon roll call vote.**

Consideration of an amendment to the Cedar Glade Planned Unit Development: Planner Albakry stated this is a request to amend an existing PUD to change classification of the Commercial/Retail and Commercial/Professional Services to General Commercial, to also change the classification of the northern parcel (Parcel 55.06) that has an area of 4.97 acres to allow for the development of townhouses instead of the approved apartment buildings without any increase to the number of units per acre. There is one Engineering Comment, the recommendation that the stub street be turned to the south and extend east to Parcel 58.02 between the proposed detention pond and the existing apartment complex. Additionally, it was notice just prior to this meeting that the PUD Pattern Book does not contain the property Homeowners Association paperwork. Therefore, Staff recommends deferral of this item until the Homeowners Association paperwork is included. Engineer Scot St. John and owner David Alcorn spoke on behalf of this project advising they would prefer the item not be deferred and advising they would run the street the way the engineer wanted and would provide all necessary Homeowners Association paperwork prior to the item going to the City Council.

Commissioner Gonzales made a motion for a conditional approval of the amendment based on the Homeowners Association paperwork being provided and the street being directed as recommended by the engineer, Commissioner Taylor seconded, and the motion carried upon roll call vote.

Amendments to the Planning and Community Development Fee Schedule to add more clarity. Planner Albakry noted the Fee Schedule needed to be addressed to add some missing information and correct some grammar. There are no new fees or increases in current fees. After review, **Commissioner Gill made a motion to approve, Commissioner Gonzales seconded, and the motion carried unanimously by oral vote.**

Adoption of the 2022 Planning Commission Meeting Schedule and Submittal Deadlines: After review, **Commissioner Gonzales made a motion to approve the schedule as submitted, Commissioner Gill seconded, and the motion carried by oral vote.**

Reports from Staff: Planner Albakry gave a review of recent Administrative Review Projects and advised he was working on speeding up the process for the new Comprehensive Plan and Future Lane Used advising another meeting would be held next week.

Adjourn: There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:43 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder