

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, February 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 Steve Taylor (in at 6:03 PM), Commissioner Henry Wilhoite, Commissioner Dawn Gonzalez, Chairman Landers, Mayor Wallace Cartwright, and Commissioner Joe Paul Moore. Councilmember Stephanie Isaacs was 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, Mayor Cartwright seconded, and the motion carried unanimously upon oral vote.**

The next item up was approval of the minutes from the January 27th Regular Meeting and the February 17th Special Called Meeting, hearing no corrections or additions, **Mayor Cartwright made a motion to approve the minutes, Commissioner Wilhoite seconded, and the motion carried upon unanimous oral vote.**

OLD BUSINESS

Reconsideration of a Rezoning Application for a property located on west side of Green Lane, north of Archery Lane: Planner Waleed Albakry advised this request to rezone this property to R-4 was considered by the Planning Commission in December and forwarded to the City Council with an unfavorable recommendation. During the Council meeting on January 13th Council requested that the request be returned to the Planning Commission for reconsideration. Their reasoning was that the property abuts a site that is currently zoned R-4. Albakry advised there is a small property to the North that is zoned R-2. He noted it could be an oversight or error on the current Land Use Map. He further advised as there has been no new information provided to the Planning Department by the applicants to warrant a change Staff's recommendation is still an unfavorable recommendation. Commissioner Gill advised the subject property does appear to touch R-4 to the north and Chairman Landers noted it is right next to Park Trial Apartments. Member Gonzales stated she believes the request conforms to the area as the property next to is R-4 and there is R-4 across the road also. **Commissioner Gill made a motion to provide a favorable recommendation to the City Council, Commissioner Gonzales seconded, and the motion carried unanimously upon roll call vote.**

NEW BUSINESS:

Consideration of a Site Plan for 47 townhouses with a private road close to the intersection of Madison Street and Triangle Circle: Planner Albakry stated this site plan is for 47 townhouses and they have met all the requirements. He noted a condition of the site plan is that the units will not be available for individual ownership. **Mayor Cartwright made a motion to approve, Commissioner Gill seconded, and the motion carried unanimously by roll call vote.**

Consideration of a Final Plat for Wheatfield Subdivision – Phase 2: Albakry noted this final plat purposes 33 single family lots. The lots meet all the requirements and Staff recommends approval with no conditions. Commissioner Gill made a motion to approve, Commissioner Wilhoite seconded, and the motion carried unanimously upon roll call vote.

Consideration of a Final Plat for Fieldstone PUD to establish property boundaries: Planner Albakry noted this application is only to establish the outside boundaries and they will come later to set the lots. All requirements have been met and there are no conditions for approval. Commissioner Wilhoite made a motion to approve, Mayor Cartwright seconded, and the motion carried unanimously by roll call vote.

Consideration of a rezoning application for a property located at 730 Sevier Street: Planner Albakry advised this property is in what is known as the core area of the City. In the unadopted Future Land Use Map this area will be mixed use. He advised the concept plan, while not binding, showed 7 townhouses with parking in front. The existing zoning is R-3, and the applicant would like to rezone the property to R-4. Albakry advised the existing Future Land Use Map is not clear in the zoning it could be Low Density or Commercial. Sevier Street has seen a lot of changes so it is an area of transition and once the new Future Land Use Map is adopted this request would be allowed. Commission member discussed the request and an unidentified member of the audience who lived in the area ask if these would be apartments. Commissioner Gill made a motion to approve forwarding the request to the City Council with a favorable recommendation, Commissioner Gonzales seconded. Commissioner Taylor abstained from the vote stating this is his neighborhood. The remaining commissioners unanimously voted to approve the motion. City Recorder Smith advised the motion passed with 7 yes votes.

Consideration of a rezoning application for a property located along E. Cedar Street, east of Deery Street: Albakry identified the property and noted it is currently zoned for Medium Density and the request is for High Density. He noted this is one property on the west side that was rezoned in 2008 from C-2 to R-4. The remaining area has no High Density, and the current Future Land Use Map shows only Low-Density and the not yet adopted Future Land Use Map shows Medium Density. Commissioner Gill stated it appears to be similar to the R-4 in 2008. Planner Albakry advised the difference is that the 2008 rezone property was mostly Commercial and this is Low Density Residential. Staff recommendation is to provide an unfavorable recommendation to the City Council. After a short discussion, Commissioner Gonzales made a motion to provide an unfavorable recommendation to the City Council due to the request not matching the current or not yet adopted Future Land Use Map for the area, Commissioner McGee seconded and the vote was Commissioner Gill – No, Commissioner Gonzales – Yes, Chairman Landers – Yes, Commissioner McGee – Yes, Commissioner Moore – Yes, Commissioner Taylor – Yes, Commissioner Wilhoite – No, Mayor Cartwright – No. City Recorder advised with 5 yes and 2 no votes the item will go to the City Council with an unfavorable recommendation.

Reports from Staff: Planner Albakry gave a review of recent Administrative Review Projects which included creating two lots on the west side of Glenoaks Road in Amaro Subdivision and a site plan for an addition at 1411 E. Depot Street for Cooper Steel.

Updates about the status of the Comprehensive Plan and Future Land Use Map: Albakry advised he had a meeting scheduled with the main consultant on the Plan on March 9th and hope to be able to bring it to the Planning Commission soon thereafter.

Adjourn: There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:34 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder