

## Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, April 22, 2021 at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to order at 6:03 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 Bo Gill, Commissioner Dawn Gonzalez, (in at 6:04 PM) and Commissioner Steve Taylor. Also present were Acting Planning Director Kevin Chastine. Absent were Commissioner Joe Paul Moore and Commissioner David McGee.

Chairman Landers then called for approval of the Agenda. **Commissioner Gill made a motion to approve the Agenda as submitted, Commissioner Taylor seconded, and the motion carried unanimously by oral vote.**

The next item on the Agenda was approval of the minutes of February 25, 2021. Hearing no corrections **Mayor Cartwright made a motion to approve the minutes, Commissioner Gill seconded, and the motion carried unanimously by oral vote.**

**PUBLIC HEARING:** Chairman Landers closed the meeting and opened the Public Hearing at 6:04 PM. Planner Chastine advised the Public Works Director and City Engineer had reviewed the Subdivision Regulations and were recommending some changes. Chastine then reviewed the suggested changes as shown in Exhibit A, B, C and D. The Public Hearing on had no comments for or against the suggested changes. The Public Hearing then closed, and the meeting reopened at 6:06 PM.

### NEW BUSINESS

**Consideration of Text Updates to the Shelbyville Subdivision Regulations:** Planner Chastine these changes were recommended by the Public Works Director and the City Engineer and there were no comments at the Public Hearing. **Commissioner Gill made a motion to approve, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.**

**Consideration of Text Updates to Article 1 of the Shelbyville Zoning Ordinance:** Chastine advised that upon a review of the Zoning Ordinance it was discovered there was very little information concerning the Board of Zoning Appeals therefore this is a request to update the section to detail the information concerning the Board of Zoning Appeals. The information added is specific to membership and organization of power and duties as well as liability to members. He advised this is a recommendation to the City Council. **Commissioner Gill made a motion to recommend that the City Council approve the update to Article 1 of the Shelbyville Zoning Ordinance, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.**

**Consideration of Text Updates to Article 2, 3, Section 6.3 of the Shelbyville Zoning Ordinance:** Planner Chastine stated this is a request to establish Section 3.14 specifically to establish Fencing regulations. In keeping with Communities around us it was decided that the Zoning Ordinance was the best place for these regulations. **Commissioner Gonzales made a motion to recommend to the City Council approval of the update to Article 2, 3 and Section 6.3 of the Zoning Ordinance, seconded by Councilmember Isaacs, and the motion carried by a unanimous roll call vote.**

**Consideration and Recommendation of Tax Map 89H Group A Parcel 4.00 Rezoning:** Chastine stated this is a request to rezone property located on South Cannon Boulevard north of the former Sav-A-Lot and it is currently zoned R-1. The desire is to rezone approximately 15 acres, however all but 2.8 acres is located in the Floodway and there is no possibility of development within the Floodway. The applicant would like a rezone to C-2 in order to develop a bike trail. Staff provides an unfavorable recommendation for this request as it is not in compliance with the Future Lane Use Map. If staff does provide a favorable recommendation, there are two (2) Procedural Notifications: 1) Water and Sewer is not currently available on this property and 2) the City Council meeting dates are noted. There was some discussion on going against the recommendation and if there was a possibility of change when the new Future Land Use Map is adopted. Chastine stated if the Map was adopted as it currently is he would have to give it a favorable recommendation. Commissioner Gill made a motion to provide an unfavorable recommendation to the City Council as the request does not match the current Land Use Map, seconded by Commissioner Pruitt, and the motion carried unanimously by roll call vote. Chairman Landers advised the request can be brought back once the new Future Land Use Map is adopted.

**Consideration of Global Manor – Phase 2 – Final Plat:** Planner Chastine stated this a request to approve the Final Plat. Global Manor Phase 2 is just off Fairfield Pike and will consist of 17 single family lots on 2.76 acres. Staff recommends approval of the Final Plat as resubmitted on April 13, 2021 with no Conditions of Approval. However, there are two Procedural Notifications: 1) The Final Plat will not be signed and recorded until all road and utility construction is completed and Public Works and Power, Water and Sewer gives approval of the construction and 2) Curbing and back fill must be completed so that adjust meter boxes, water valves and manhole castings can be adjusted. Mayor Cartwright made a motion to approve, Commissioner Gill seconded, and the motion carried unanimously by roll call vote.

**Consideration of Curl Properties / Highway 231N – Final Plat:** Chastine advised this is a request to approve Final Plat of property on McDale Lane which was recently rezoned. The plat will create five (5) total lots, one (1) multi-family lot and four (4) Commercial lots on 15 acres. Staff recommends approval with one Procedural Notification, 1) An extension of the Public Sewer is required prior to recording the final Plat and one Condition of Approval 1) Ensure the scale bar and the scale of the plat match. Commissioner Gonzales made a motion to approve, Councilmember Taylor seconded, and the motion carried by unanimous roll call vote.

**Consideration of Curl-Lambert Commercial Building Site Plan:** Chastine advised this is a request to approve a Site Plan to construct a multi-tenant commercial building, at the intersection of North Main Street and Moreland Avenue, containing 8,000 square feet along with associated parking, utilities, and storm water infrastructure. Chastine noted a letter has been provided from TDOT advising they will execute documents of conveyance for the right of way for the grading permit. Staff recommends approval as resubmitted on April 13, 2021 with three Conditions of Approval: 1) Sheet c3, 1, the Pipe Table has mislabeled DS08 to DS09 and DS09 to DS10 – Should be DS07 to DS08 and DS08 to DS09. 2) Sheet C3,1 in the pipe Table, verify the pipe length between DS10 and DS11. 3) Sheet C3,1 in the Structures Table, verify the IE for DS08 is states as (W) but should be (E). Additionally, there are 8 Procedural Notifications: 1) A Grading Permit will not be issued for this development until the “executed document of conveyance” has been received from TDOT. The City of Shelbyville cannot permit grading to occur within State owned Right-of-Way. 2) Provide the Public Works Department, prior to issuance of a grading permit, copies of SWPPP, NOC and contractor’s inspector Level 1 certification. 3) Provide the

Public Works Department with a signed Detention Agreement. 4) After completion of construction, provide as-built drawings for all Stormwater infrastructure that shows elevations of all storm structures. 5) After Site Plan is signed by the City Engineer, contact Public Works to schedule a preconstruction meeting at which you will receive a grading permit. 6) The site is still permitted at TDEC under TNR182359 please provide undated SWPPP; email [crystal.stacey@tn.gov](mailto:crystal.stacey@tn.gov) and send copy to Public Works. 7) Provide Public Works all required TDOT permits and any related correspondence prior to the issuance of a grading permit. 8) Easements for all utilities must be recorded prior to the issuance of a certificate of occupancy. **Commissioner Gill made a motion to approve with the stated conditions of approval and procedural notifications, Mayor Cartwright seconded, and the motion carried unanimously by roll call vote.**

**Consideration of Newell Dock and Parking Addition Site Plan:** Chastine advised this is a request to approve a site plan to construct 64 new parking spaces adjacent to Eagle Boulevard and to create a new detention pond north of Bomar Creek. Staff recommends approval with one Condition of Approval 1) Ensure and provide cover information for public sewer main and the fire main, located off Eagle Boulevard. This information needs to be provided prior to the installation of the erosions control. Additionally, there are four Procedural Notifications 1) Provide the Public Works Department prior to the issuance of a grading permit, copies of SWPPP, NOC and contractor's inspector Level 1 certification. 2) Provide Public Works with a signed Detention Agreement. 3) After completion of construction provide as built drawings for all Stormwater infrastructure that shows elevations of all storm structures and 4) After Site Plan is signed by City Engineer, contact Public Works to schedule a preconstruction meeting at which you will receive a grading permit. **Commissioner Taylor made a motion to approve with the stated conditions and notifications, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.**

**Reports from Staff:**

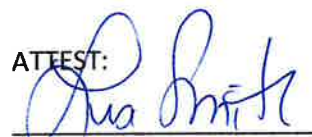
- A. **Administrative Review Projects:** Planner Chastine advised the Commission of the projects that were review and approved by Administrative Review.
- B. **Discussion of Proposed Comprehensive Plan Update – Spark Shelbyville:** Chastine introduced Larry from Volkert, and the Commission reviewed the proposed Comprehensive Plan Update.

There being no further business, Chairman Landers declared the meeting would stand adjourned at 7:21 PM.

APPROVED:

  
Warren Landers, Chairman

ATTEST:

  
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Lisa Smith, City Recorder