

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, June 23rd, 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, Chairman Warren Landers, Mayor Wallace Cartwright, Commissioner Joe Paul Moore, Commissioner Henry Wilhoite and Commissioner Steve Taylor. Councilmember Stephanie Isaacs and Commissioner Dawn Gonzalez were absent. Also, present were City Attorney Ginger Shofner, Planning Director Waleed Albakry and City Recorder Lisa Smith.

Chairman Landers requested a motion to approve the Agenda. Hearing no changes **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 May 26, 2022, Regular Meeting, hearing no corrections or additions, **Mayor Cartwright made a motion to approve the minutes as submitted, Commissioner McGee seconded, and the motion carried upon unanimous oral vote.**

OLD BUSINESS:

Consideration of a Preliminary Plat for Stonegate Estates Subdivision – Phase 2: Chairman Landers addressed the role of the Planning Commission noting that by State Law they are required to go by the Subdivision Regulations and if the developer has met the criteria, then the Commission must approve. This Board must follow the rules and the members of the Board are not to have conversations with any outside parties prior to the meeting and if they do it must be disclosed to the other members of the Commission. Chairman Landers advised that all members of the Commission had received the nine (9) pages of concerns from the neighbors of this development, and he would allow one person to speak as a representative. Attorney Shofner also reviewed the authority of the Planning Commission. Chairman Landers did advise that this particular area had been annexed into the City over two (2) decades ago. Planner Albakry stated the request was for approval of a preliminary plat with 23 lots on 10.6 acres and all lots meet all requirements and are within the Low-Density requirements. Jim Patterson with St. John Engineering spoke on behalf of the developer advising this was always meant to be built as the access was already a stub out of the road and utilities. He noted the developer planned to build homes consistent with the existing Stonegate. Commissioner Gill questioned the distance to the Gas and Mr. Patterson advised this development is no closer to that than another nearby area and all easements have been received from the Gas company. Mr. Sam Jack Brantley spoke on behalf of the neighbors. He stated his remarks are not based on law but are based on being a good neighbor. He advised some have decided to live in the area due to the privacy they enjoy. He stated the neighbors want to know how they will be impacted by the new development area. Attorney Shofner advised they really do not have the right to demand answers, however, she would suggest they speak to developer or Planning Director Albakry. Mr. Patterson advised that the developer would be willing to meet with anyone who had questions about the impact. **Commissioner Gill made a motion to approve, Commission Moore seconded, and the motion carried by unanimous roll call vote.**

NEW BUSINESS:

Consideration of a Final Plat for Stone Throw Subdivision – Phase 3: Planner Albakry advised this subdivision is on the west side of Cannon Blvd. and the Final Plat shows 28 lots on 11.80 acres which will meet the current zone of R-2 requirements. There are no outstanding comments and staff recommends approval. Mayor Cartwright made a motion to approve, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.

Consideration of revisions to the Preliminary Plat for Dover Way Subdivisions: Albakry gave an overview of this request to approve the revisions on the Preliminary Plat for Dover Way. He advised the revisions do not change the number of lots (25) on 23.63 acres. The change is to avoid a creek crossing by adding a second entrance from Dover Street. This will preserve the natural creek environment. Staff recommends approval as resubmitted on June 10, 2022, with one (1) Procedural Notification: 1) The dumpster pad location are required to be shown on the final plat. Commissioner Gill made a motion to approve, Councilmember Wilhoite seconded, and the roll call vote was unanimous to approve.

Consideration of the Pattern Book for Walking Horse Estates PUD: Planner Albakry stated this PUD was approved last year for 298 lots on 79 acres on McDale Lane. There will be access points and be built in 10 phases. All requirements for open space have been met and all lots are within the requirements of low density. There was a neighborhood meeting held on June 7, 2022, and all comments were positive. A traffic study has been completed and there will be a left turn lane going east on the Bypass and a left turn lane going north on the Fairfield Pike with access from McDale Lane. Staff recommends a favorable recommendation to Council. Commissioner McGee who also serves on the Airport Authority Board questioned if there had been a notification developed to advise future homeowners in these developments of the closeness of the Airport. Response stated were not at this time. Commissioner Gill made a motion to provide a favorable recommendation to the City Council, Commissioner Taylor seconded, and the motion passed unanimously by roll call vote.

Consideration of rezoning for the property located at 904 Whitthorne from PUD to R-3 Residential Medium Density: Albakry advised this property had been approved as a PUD to allow for 15 townhouses. The area is around 2.4 acres and was originally zoned Medium Density and the applicant wishes to have it back to that zoning and would allow him to later subdivide into two lots. The area surrounding is Medium Density and Staff recommends approval of a favorable recommendation to Council. Resident from 908 Whitthorne requested to know if he would have privacy at his residence, the developer agreed to discuss it with him. Commissioner Taylor made a motion to provide a favorable recommendation to the City Council, Commissioner Moore seconded, and the motion carried by unanimous roll call vote.

Consideration of rezoning for the property referred to as Tax Map 69, Parcel 58.07 from R-2 Residential Low Density to R-4 Residential High Density to allow for the development of an elementary school: Planner Albakry explained to the Commissioner this request is to allow the construction of a new elementary school on Fairfield Pike. The property is 21.46 acres and currently zoned R-2, schools are not allowed in R-2 zoned therefore the request is to rezone to R-4. The property will be connected to Main Street and the Fairfield Pike for entrance and exit. The school will be two story and hold around 800 students, grades PK – 5. Commissioner Gill made a motion to approve a favorable recommendation to the City Council, Commissioner McGee seconded, and the motion passed upon a unanimously roll call vote.

Consideration of a Subdivision and Lot Combination for parcels located close to the intersection of Woodbury Street, Sevier Street and Coloredo Boulevard: Planner Albakry stated this request is to approve subdividing out 0.05 acre from Parcel 8.00B and combining it with Parcel 007.10. These are two standalone lots, and they are basically shifting the line. Staff recommends approval with one Procedural Notification: (1) The existing fence is required to be moved to the new location outside of the 50' drainage easement shown on the plat before it can be signed off by staff and recorded. Commissioner Wilhoite made a motion to approve with the one Procedural Notification, Mayor Cartwright seconded, and the motion was approved by unanimous roll call vote.

Consideration of a Preliminary Plat for Cedar Glade – 39 Townhomes: Planner Albakry advised this item has been before the Commissioner to approve the PUD. They are now adding 39 townhomes that will also include a horizontal property regime to allow individual ownership of the residential units. The total area is 10.60 acres. There was some discussion of the included walking trail located on the property. Mayor Cartwright made a motion to approve, Commissioner Wilhoite seconded, and the motion carried by unanimous roll call vote.

Consideration of a Preliminary Plat for Global Manor Phase 11: Albakry stated this Plat allows for 24 lots on 3.78 acres and has met all requirements. Staff recommends approval with two Procedural Notifications: (1) Locations of driveways on corner lots are required to be shown on the Final Plat; and (2) Owner has acknowledged Sanitary sewer has not been built across Phase 1 to be able to serve Phases 8, 9, 10 and 11. Commissioner Gill made a motion to approve with the Procedural Notifications, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.

Reports from Staff: Planner Albakry gave a update of the status of the Comprehensive Plan and Future Land Use Map advised the changes to the map are being done in house with the new mapping begin done by a Consultant and should be presented to the Planning Commission in July.

Adjourn: There being no further business, Chairman Landers declared the meeting would stand adjourned at 7:07 PM.

APPROVED:


Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder