

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, June 24, 2021, at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to order at 6:04 PM. Roll was called by City Recorder Lisa Smith and the following were present: Chairman Warren Landers, Commissioner David McGee, Commissioner Bo Gill, Commissioner Dawn Gonzalez, Commissioner Steve Taylor, Commissioner Joe Paul Moore, Councilmember Stephanie Isaacs, Mayor Wallace Cartwright, and Commissioner Jean Pruitt. Also, present were Acting Planning Director Kevin Chastine.

Chairman Landers then called for approval of the Agenda. Acting Planner Chastine requested to amend the Agenda by removing Item C under New Business advising it had been withdrawn by the property owner. **Commissioner Gill made a motion to approve the amendment and approve the Agenda as amended, Mayor Cartwright seconded, and the motion carried unanimously by oral vote.**

The next item on the Agenda was approval of the minutes of May 27, 2021. Hearing no corrections **Mayor Cartwright made a motion to approve the minutes as submitted, Commissioner Gill seconded, and the motion carried unanimously by oral vote.**

NEW BUSINESS

Consideration of Preliminary Plat for Ridgewood Subdivision, Phase 2: Planner Chastine advised this plat was submitted to create 29 lots on 5.47 acres on Tax Map 89, Part of Parcel 7.05 including proposed new public rights-of-way. After review, Staff recommends approval with one Procedural Notification – (1) The mail kiosk shall be located outside the public right-of-way, or any easement and this change will need to be provided on the Construction Plans; and one Condition of Approval – (1) Add a length/dimension to the property boundary located at the northeast corner of Lot 68. **Commissioner Gill made a motion to approve with the Condition of Approval and the Procedural Notification, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.**

Consideration and Recommendation for Global Crossing Subdivision- Planned Unit Development (PUD) Pattern Book: Chastine advised this Pattern Book was provided to the Commission on Dropbox. He advised this development was previously approved as a PUD known as Crown Pointe and submitted a Pattern Book that was also approved. The development is now under new ownership and identified as Global Crossings. The new owner is requesting an amendment to the Pattern Book to allow narrower lots which will increase the residential lots by 31 and to add a second commercial lot. This change will provide 126 total residential lots and 2 commercial lots on a total of 31.81 acres with 8.34 acres of public rights-of-way and common areas, including detention areas. There was a short discussion concerning the requirements of PUD developments and changes from the original Pattern Book noting these are the only two changes at this time advising Preliminary Plats and Construction Plans would still have to be submitted. Chastine noted Staff recommends approval with the Procedural Notification of the upcoming City Council dates concerning this item. **Commissioner Gill made a motion to approve, Commissioner Gonzales seconded, and the motion carried unanimously by roll call vote.**

Consideration and Recommendation of Tax Map 89G Group D Parcel 27.00 Rezoning: This item was withdrawn by the property owner and removed from the Agenda.

Consideration and Recommendation of Tax Map 69, Parcel 25.09 Annexation: Planner Chastine advised the City Council had approved to send this back to the Planning Commission for further study. The property is approximately 3.9 acres and located at the southern corner of Fairfield Pike and the 437 By-pass. It is located directly adjacent to the City Limits and in the urban growth boundary. Staff recommend approval on one Procedural Notification – (1) The owner submit a rezoning request for this property requesting the property be rezoned Commercial-2 (C-2). The rezoning request has been submitted and is the next item on the Agenda, however if approved it will not move forward to the City Council until the Annexation is complete. Commissioner Gonzales made a motion to approve, seconded by Commissioner Taylor, and the motion carried by a unanimous roll call vote.

Consideration and Recommendation of Tax Map 69, Parcel 25.09 Rezoning: As noted this is the property requesting Annexation and while on the Agenda tonight it will not go to the City Council until the Annexation is complete. The property is currently in Bedford County and zoned C-2 and A-1, and the requested zone will be Commercial -2 (C-2) in the Shelbyville City Limits. Chastine then reviewed the surrounding property and the classifications of the property on the Future Land Use Map which is Low Density Residential. He advised that the new purposed Future Land Use Map classifies this property as the By-Pass Character Area which will allow mixed use development including Commercial. He further noted there have been several rezoning requests in this area that also did not match the current Future Lane Use Map but were approved as the By-pass was not foreseen when the map was developed. Due to the request not matching the current Future Land Use Map Staff gives an unfavorable recommendation however if the Planning Commission approves the request there is one Procedural Notification which is the upcoming dates the item will be before the City Council. Commissioner Gonzales made a motion to approve based on the recent developments in the area and that the By-pass was not there when the current Future Land Use Map was adopted, Commissioner Gill seconded, and the motion carried unanimously by roll call vote.

Consideration and Adoption of Spark Shelbyville Comprehensive Plan and Future Land Use Map:

Chastine advised he had reviewed the Land Use Map and there were a few labeling issues and some misclassifications that he had notified the consultants about and he was waiting on them to get back to him with those corrections but advised that may be sometime next week. Commissioner Gill suggested waiting until all corrections were made to adopt the Map. After a short discussion there was no action taken on this item, it will be on a future Agenda once all the corrections have been made.

Reports from Staff:

- A. **Administrative Review Projects:** Planner Chastine advised the Commission of the projects that were review and approved by Administrative Review.

There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:40 PM.

APPROVED:


Warren Landers, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Lisa Smith", is written over a horizontal line.

Lisa Smith, City Recorder