

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, July 28, 2022, at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to Order at 6:01 PM and City Recorder Lisa Smith called the roll. The following were present: Commissioner Bo Gill, Chairman Warren Landers, Councilmember Stephanie Isaacs, Mayor Wallace Cartwright, Commissioner Joe Paul Moore (in at 6:15 PM), Commissioner Dawn Gonzalez and Commissioner Steve Taylor. Commissioner David McGee and Commissioner Henry Wilhoite were absent. Also, present were City Attorney Ginger Shofner, Planning Director Waleed Albakry and City Recorder Lisa Smith.

Chairman Landers requested to amend the Agenda by removing Item F under New Business as the applicant had requested to defer to a later Agenda. Commissioner Gill made a motion to amend the Agenda as requested and adopt the Agenda as amended, Mayor Cartwright seconded, and the motion carried unanimously upon oral vote.

The next item up was approval of the minutes from the June 23, 2022, Regular Meeting, hearing no corrections or additions, Mayor Cartwright made a motion to approve the minutes as submitted, Commissioner Gill seconded, and the motion carried upon unanimous oral vote.

NEW BUSINESS:

Consideration of subdivision and combination application, referred to as combination plat of J & M West, for the properties located on the westside of West End Avenue: Planner Albakry advised there was new change in the law, when any subdivision includes public right of way dedication, the Planning Commission will have to review. This application does not include public right-of-way. The applicant is requesting to combine Parcel 2 and Parcel 3 to create one parcel and then split the new parcel into two new lots with 0.47 acre and 0.43 acre respectively. Staff recommends approval with one Procedural Notification: 1) The construction of a sewer main extension must be completed prior to signing the plat. Commissioner Gill made a motion to approve with the Procedural Notification, Commissioner Gonzales seconded, and the motion carried unanimously upon roll call vote.

Consideration of the Preliminary Plat for McDale Pointe Subdivision – Phase 3: Albakry gave an overview of this request to approve the Preliminary Plat for McDale Pointe Subdivision – Phase 3 which will include 24 lots on almost 6 acres. The City requested for public right-of-way as there is an essential nexus between the road dedication and the functionality of the subdivision. The plat meets all requirements with no Procedural Notification and Staff recommends approval. Mayor Cartwright made a motion to approve, Councilmember Isaacs seconded, and the roll call vote was unanimous to approve.

Consideration of the Preliminary Plat for McDale Pointe Subdivision – Phase 4: Planner Albakry stated this is Phase 4 of the same subdivision as in the previous item. This plat allows for 12 residential lots and 2 common areas on 7.23 acres which is zoned R-3. Again, the dedication of the public right-of-way is needed to make the area accessible. Staff recommends approval as submitted on June 15, 2022, with one Procedural Notification: 1) A HOA will be required to maintain the Common Area. Commissioner Gonzales ask if the common areas would be shared with all Phases of the development. Albakry stated yes, with a requirement for minimum drainage area throughout. Commissioner Gonzales made a

motion to approve with the one Procedural Notification, Commissioner Gill seconded, and the motion carried unanimously upon roll call vote.

Consideration of a Site Plan application for 11 townhomes for a property located on the south side of Cedar Street, east of Deery Street: Albakry advised this property had recently been rezoned to R-4 and the applicant was now submitting a Site Plan for 11 townhomes on 0.83 acres with 22 parking spaces. All Staff and Shelbyville Power requirements have been met and therefore Staff recommends approval as resubmitted on July 8, 2022, with no Procedural Notifications. After a short discussion, **Commissioner Gonzales made a motion to approve, Mayor Cartwright seconded, and the motion carried by unanimous roll call vote.**

Consideration of a Site application for 7 townhomes for a property located on the east side of Sevier Street: Planner Albakry explained this site was also rezoned to High Density recently however it is a little smaller than the previous one. Albakry advised this Site Plan is for 7 townhomes on 0.6 acres with parking in front of each unit. Staff recommends approval as resubmitted on July 8, 2022, with the following Procedural Notification: 1) The public water main extension will have to be submitted to TDEC and will need a signature block for the General Manager of Shelbyville Water System. 2) The electrical design will need to change and there needs to be an easement for the line crossing the property to feed 734 Sevier Street prior to signing off by the City Engineer. 3) The fire hydrant and water meters will need an easement dedicated and recorded prior to signing off by the City Engineer. 4) The site plan is required to be revised to state that the developed area is 0.60 acre. **Commissioner Gill made a motion to approve the site plan as submitted with the four (4) Procedural Notifications, Mayor Cartwright seconded, and the motion passed upon an unanimously roll call vote.**

Consideration of combination & subdivision application for 5 parcels located on the east side of Fairfield Pike: This item was deferred at the request of the applicant.

Consideration of a rezoning application from the R-1 zone district to the R-3 zone district for a property located on the south side of Dover Street: Planner Albakry stated this site is currently zoned Low Density, however the surrounding area has several different zonings. Albakry stated the area is intended to be mixed density and is suitable for medium density residential developments. Staff recommends a favorable recommendation. **Commissioner Gill made a motion to provide a favorable recommendation to the City Council for this rezoning request, Commissioner Gonzales seconded, and the motion carried by unanimous roll call vote.**

Consideration of a Final Plat for Park Place Townhomes – Building 1 located on the west side of Horse Mountain Road: Albakry noted this Final Plat is for creating eight (8) townhomes that can be sold to individual owners. Staff recommends approval as resubmitted on July 13, 2022, with no Procedural Notifications. **Mayor Cartwright made a motion to approve with Councilmember Isaacs second and the motion passed unanimously by roll call vote.**

Consideration of a Final Plat to create 3 lots; referred to as Leara Ewing Estate Subdivision, located north of East Depot Street: The applicant is requesting subdividing the property into three (3) lots. This property has a split zone, with the front lots zoned C-2 and the back zoned R-4 (High Density). The applicant would like to subdivide the front and the back lot will not have access which you cannot do, therefore the applicant will have a 50-foot-wide access dedicated to the back lot and another 20-foot easement to the west side for the utilities. Albakry advised this is an unusual request but it does meet

all requirements and Staff is recommending approval with three (3) Procedural Notifications: 1) Receive a written confirmation for the Fire Department that states the following: "The proposed "20" PUDE ESMT to Serve Lot 3 will meet the requirements for fire hydrant access/fire protection capabilities for proposed Lot 3." 2) The mini barn located on the proposed Lot 3 is moved before the subdivision is signed and recorded. 3) The Plat must show the existing services with easements and the proposed services. Commissioner Gonzales made a motion to approve based on the applicant meeting the three (3) Procedural Notifications, Commissioner Gill seconded, and the motion carried by unanimous roll call vote.

Consideration of the Final Plat revision for the Landing at Townsend Subdivision – Phase 2: This is an Amendment to a final plat that was approved in April 2022, however when the applicant tried to get all signatures there was an easement to Shelbyville Power. This is just basically housekeeping to show the easement on the final plat. Staff does recommend approval with one (1) Procedural Notification: 1) Addressing shown on the plat needs to be revised before the plat can be signed off by Shelbyville Power. Commissioner Taylor made a motion to approve, Commissioner Moore seconded, and the motion carried by unanimous roll call vote.

Consideration of the Shelbyville 2040 Comprehensive Plan 2040, titled Spark Shelbyville: Albakry advised this has been a while in the making. He stated the Comprehensive Plan is not law but rather a policy document that provides an opportunity for the community to think collectively about the future vision. Albakry then reviewed the process of getting the Plan completed included several meetings with the Public and Stakeholders. The Comprehensive Plan and Future Land Use Map are built on the concept of Character Areas. He further noted the language in the Plan would allow for better clarity. He then reviewed Goals of the plan which included Long Term, Short Term and Medium-Term items. After a short discussion Commissioner Gill made a motion to adopt the 2040 Comprehensive Plan by Resolution of the Planning Commission and to recommend to the City Council that they also adopt the Plan, Commissioner Gonzales seconded, and the motion carried by unanimous roll call vote.

Consideration of the proposed Medium High Density Residential District R-3A: Planner Albakry stated there has been a need between the R-3 and R-4 zoning districts and this will give a new zone to fill the gap. This Medium-High Density will place a maximum of four (4) dwelling unit per building. This does not regulate the total number of units per lot or for the development but regulates the total number of dwelling units per building. Commissioner Gonzales made a motion to provide a favorable recommendation to the City Council for approval, Commissioner Gill seconded, and the motion carried by unanimous roll call vote.

Reports from Staff:

Adjourn: There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:51 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder