

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, August 26, 2021, at Shelbyville Recreation Center, 220 Tulip Tree Road. Chairman Warren Landers called the meeting to Order at 6:00 PM and called the roll. The following were present: Commissioner Steve Taylor, Commissioner Bo Gill, Commissioner Dawn Gonzalez, Mayor Wallace Cartwright, Commissioner Jean Pruitt, and Chairman Warren Landers. City Attorney Ginger Shofner, Commissioner David McGee, Commissioner Joe Paul Moore and Councilmember Stephanie Isaacs were absent. Also, present were Acting Planning Director Kevin Chastine, City Recorder Lisa Smith, and new City Planning Director Waleed Albakry.

Acting City Planner Chastine requested to amend the Agenda by removing Item F as he has not received a final version of the Spark Shelbyville Comprehensive Plan and Future Lane Use Map. **Commissioner Gill made a motion to Amend the Agenda as requested and adopt the amended Agenda, Commissioner Gonzales seconded, and the motion passed unanimously upon oral vote.**

Chairman Landers called for approval of the minutes from the July 22nd meeting, **Commissioner Gonzalez made a motion to approve the minutes as submitted, Mayor Cartwright seconded, and the motion carried upon unanimous oral vote.**

NEW BUSINESS

Consideration of Preliminary Plat for Global Crossing Subdivision – Phase 1: Planner Chastine advised this is a preliminary plat to subdivide Tax Map 69, Portion of Parcel 30.03 into 28 single family residential lots, public rights-of-way, and Common Area/Detention Area on 6.16 of which 1.50 acres is Common Area/Detention Area. This is the beginning Phase 1 of the Global Crossing PUD formerly Crown Point. Staff recommends approval as resubmitted on August 17, 2021, with one Condition of Approval; (1) Dimension utility easements for sewer line(s) located on the Kilgore property. Member Gonzales questioned if they would be required to use the centrally located mailboxes. Chastine stated he did believe so and that would be shown on the Final Plat. **Commissioner Gonzalez made a motion to approve as submitted, Commissioner Taylor seconded, and the motion carried unanimously upon roll call vote.**

Consideration of Preliminary Plat for Curl Properties / Reese Street 5-lot Subdivision: Chastine stated the request is for approval of the Preliminary Plat to create five (5) single family residential lots on 3.00 acres, Tax Map 90, Part of Parcel 45.00. He further noted Construction Plans are under review by staff. Staff recommends approval of this Preliminary Plat with three (3) Conditions of Approval - (1) Change the Plat to a Preliminary Plat. Although a Minor Subdivision it cannot go straight to Final Plat due to the public improvements proposed within the submitted Construction Plans; (2) The sewer main and the private force mains to each lot will have to be installed prior to signing the Plat; and (3) The private force main cannot be located in the public right-of-way and must have dedicated easements on the plat. **Commissioner Gill made a motion to approve, Mayor Cartwright seconded, and the motion carried unanimously upon roll call vote.**

Consideration of Preliminary Plat for Wheatfield Subdivision, Phase 3: Planner Chastine stated this is a request for approval of a Preliminary Plat for Phase 3 of Wheatfield Subdivision which will connect the project to Rabbit Branch Road. The Plat creates 46 single family residential lots, dedicated public rights-of-way and common areas/detention areas on 13.58 acres. Staff recommends approval as resubmitted on August 17, 2021, with no conditions. Commissioner Gill questioned if this area would connect back to Cloverdale Road and Chastine advised yes but not directly. With no further discussion, **Mayor Cartwright made a motion to approve, seconded by Commissioner Gill, and the motion carried by a unanimous roll call vote.**

Consideration of Site Plan for Building Addition at 121 Quintec Drive: Acting Planner Chastine stated request if for approval of a Site Plan for a 7,500 square foot addition to an existing manufacturing building with associated site grading on property located at 121 Quintec Drive, Tax Map 77, Parcel 34.01. Chastine noted if the building had been 5,000 square foot or less it would have been an Administrative Approval. Staff recommends approval of this Site Plan as resubmitted August 17, 2021, with no conditions of approval. **Commissioner Gill made a motion to approve, Commissioner Gonzales seconded, and the motion carried unanimously by a roll call vote.**

Consideration and Recommendation for a Rezoning Request – 804 Morton Street – Tax Map 79P, Group F, Parcel 14.00: Chastine advised property is located mid-block on Morton Street between Tillman Street and Hill Street. It is currently vacant and zoned Commercial-2 (C-2) containing 0.2 (+/-) acres and no portion is located in the Flood Hazard Area. Chastine stated the surround properties appear to be vacant and the use according to the current Future Land Use Map is classified as both Commercial and Low-Density Residential. He further noted the proposed Future Land Use Map describes this area as Core Character Area and will allow for Residential-3 (R-3), Residential-4 (R-4), Commercial-2 (C-2), Commercial-3 (C-3), and Planned Unit Developments (Residential, Commercial, Industrial, or Mixed Use). Due to the current Future Land Use Map classifications and the surrounding properties uses Staff recommends a favorable recommendation to the City Council with two (2) Procedural Notifications – (1) Water and Sewer is currently not available on this property and (2) the dates for the City Council meetings for this rezoning. **Commissioner Taylor made a motion to forward this rezoning request to the City Council with a favorable recommendation, Commissioner Gill seconded, and the motion carried by a unanimous roll call vote.**

Consideration and Adoption of Spark Shelbyville Comprehensive Plan and Future Land Use Map: This item was removed.

Reports from Staff:

- A. **Administrative Review Projects:** Planner Chastine advised the Commission of the projects that were reviewed and approved by Administrative Review. He then introduced Waleed Albakry as the new City Planning Director. Albakry stated he looked forward to working with the Commission.

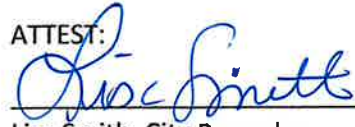
There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:26 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



Lisa Smith, City Recorder