

## Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in regular session on Thursday, September 22, 2022, 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 Bo Gill, Chairman Warren Landers, Councilmember Stephanie Isaacs, Mayor Wallace Cartwright, Commissioner Joe Paul Moore, Commissioner Henry Wilhoite, Commissioner Steve Taylor and Commissioner David McGee. Commissioner Dawn Gonzalez was absent. Also, present were City Attorney Ginger Shofner, Planning Director Waleed Albakry and City Recorder Lisa Smith.

Chairman Landers requested a motion to adopt the Agenda and hearing no deletions or additions, **Commissioner Gill made a motion to adopt 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 August 25, 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 an application for the Combination of three vacant lots located on the west side of Sevier Street:** Planner Albakry advised the request to combine the three vacant lots totaling 1.1 acres and which are all currently zoned C-2. He advised there may be a request to rezone later. There are no comments and Staff recommends approval as re-submitted on September 6, 2022. **Commissioner Gill made a motion to approve, Commissioner McGee seconded, and the motion carried unanimously upon roll call vote.**

**Consideration of a Site Plan for Duksan Electera new facility:** Albakry noted the Site Plan is for a new 196,827 square foot facility for a new electrolyte solutions plant located at the 231 N. Business Park. Planner Albakry advised staff is recommending approval with ten (10) conditions and he noted Condition #1 would be amended to state "The parcel to the southwest, south of the proposed road alignment is required to be deeded to the City once TDOT has finished the realignment of Frank Martin Road" (omitting "before signing off the site plan"). Stephen Brown with Gresham Smith reviewed the Site Plan for the Commission and advised the TDOT's plan for Frank Martin Road is to dead end it in a cul-de-sac at Highway 231 N. After further discussion, **Commissioner Gill made a motion to Amend condition #1 as requested, Commissioner McGee seconded, and the motion carried by unanimous oral vote. Councilmember Isaacs then made a motion to approve the Site Plan with the ten (10) conditions as listed below, Commissioner Moore seconded, and the motion carried by unanimous roll call vote.**

The ten Conditions of Approval are: 1) (as amended) The parcel to the southwest, south of the proposed road alignment, is required to be deeded to the City once TDOT has finished the realignment of Frank Martin Road. 2) The area between the proposed tanks and the re-aligned Frank Martin Road will need to include a landscape plan for future trees to act as a visual buffer between the proposed tanks on the east side of the new road and the existing uses on the west side of the road re-aligned road. 3) The site plan will need to be revised to show the setbacks between the proposed road alignment and the building. 4) The approval of this site plan is contingent upon the shown design of the realignment of Frank Martin Road. If the final design of the realignment of Frank Martin Road is significantly different from the one included in the site plan, then the site plan will have to be adjusted and submitted to the Planning Commission for consideration. 5) The Industrial Discharge Survey/Application is required prior

to signing off on the site plan. The original wet is required. 6) The manhole detail where xypex was added in the precast manholes must be submitted before signing off on the site plan. 7) The 4" storz connection is required to be added to the fire hydrant detail before signing of the site plan. 8) One of the existing sewer services will have to be dug up and abandoned due to the new cul-de-sac or extended. 9) The force main will have to be laid as part of this project and must be 401 lined DIP class 350. And 10) The plumbing plans will need to be approved prior to a building permit being issued.

**Consideration of a rezoning application from the R-3 zone to R-4 for a portion of a property located on the west side of Green Lane:** Planner Albakry advised this request to rezone comes from a rezoning of this same property several months ago. Originally, the property had mixed zoning, R-2, I-2 and R-4 and all property was rezoned to R-3. Albakry stated the Applicant had advised that he never intended to rezone the R-4 portion of the property and during the original Planning Commission meeting there was some technical difficulties, and he did not realize that the way it was presented to the Commission was to rezone all the property. Applicant Kelly Wilson then spoke to the Commission and stated the original letter to request rezoning only the Industrial portion of the property. It was further noted that the surrounding properties do match the R-4 requested zone. After further discussion, Commissioner Gill made a motion to provide a favorable recommendation on this rezoning request to the City Council, Commissioner Taylor seconded, and the motion carried unanimously by roll call vote.

**Reports from Staff:**

**Adjourn:** There being no further business, Chairman Landers declared the meeting would stand adjourned at 6:41 PM.

APPROVED:



Warren Landers, Chairman

ATTEST:



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Lisa Smith, City Recorder