

# MUNICIPAL PLANNING COMMISSION MINUTES

May 14, 2024, Meeting at 7 PM

Emilee Senyard, Chairman  
David Wagner, Vice Chair  
Lisa Anderson, Mayor

Chris McDonald  
Salvatore Cali  
Hayley Schulist

Shonda Schilling  
LaRhonda Williams  
Jeff Pape

Staff present: Tom Daugherty, Maria Bruce, Keith Paisley, Ethan Greer, Patrick Carter, Curtis Broadbent, Kevin Chastine, Jamey Meadows

- Call to order by: Mr. Wagner at 7:00 PM
- Roll Call by Maria Bruce

	PRESENT	ABSENT
Mr. Pape	X	
Ms. Senyard		X
Ms. Schulist	X (7:04)	
Mayor Anderson		X
Mr. McDonald	X	
Mr. Cali	X	
Mr. Wagner	X	
Ms. Williams	X	
Ms. Schilling	X	

- Prayer & Pledge led by: Mr. Wagner
- Approval of Agenda
  - Motion to approve: Mr. Cali
  - Second: Ms. Williams
- Citizen Comments - None
- Approval of Minutes – April 9, 2024, Regular Meeting
  - Motion to approve: Mr. Cali
  - Second: Mr. Pape
- Old Business - None
- New Business

## 1. Discussion - Chester Road Townhomes Sidewalk

Representative: Cooper Morris

Discussion: Mr. Morris stated in previous discussions there was a requirement for sidewalks along Chester Rd for this development. He stated there is a flood plain along the edge of the site including floodway. Mr. Morris stated they are requesting to utilize a pedestrian bridge to span the floodway in an effort to minimize the environmental impacts associated with construction of sidewalks. Mr. Broadbent asked the applicant if they brought anything to show the board on design. Mr. Morris stated the board should have an exhibit showing the approximate location and span limits. Mr. Broadbent asked the applicant if they have considered an elevation for the bridge. Mr. Morris replied not yet. Mr. Broadbent stated to note to make sure to size the bridge for the 100 year storm. Mr. McDonald asked about the topography of the area where the bridge will be located. Mr. Morris replied they are at the

upper limits of the floodway and there are thirty inch culverts under the road. He stated they could pull contours to look at it from an elevation perspective. Mr. McDonald asked about the bridge being ADA accessible with ramps. Mr. Morris replied that is correct it will be 100% ADA compliant. Mr. Wagner asked about beams sitting underneath the concrete of the bridge. Mr. Morris replied it will be a steel prefab bridge. Mr. Broadbent asked about the design width of the concrete pavement. Mr. Morris replied they would look at it from a sidewalk perspective and match it at the minimum section. Mr. McDonald asked if any other options are available. Mr. Morris replied there is one other option, but it would include modifying the floodway are remapping through FEMA. Mr. Pape asked if the developer is open to putting up a bond for future maintenance. Mr. Morris replied he would have to discuss that with the developer. Mr. Wagner asked if there is a city specification requirement regarding bridges. Mr. Broadbent stated he looked and couldn't find anything specific related to pedestrian bridges. Mr. Pape asked the next steps going forward. Mr. Broadbent stated it is up to the PC to decide if they wish for this to come back as a voting item or give a nonofficial approval if they are ok with it since there is nothing in the zoning ordinance or subdivision regs to dictate it.

**2. Discussion – Conceptual Plan HWY 96 Townhomes**

Representatives: Trent Smith and Tim Mangrum

Discussion: Mr. Smith stated they are intending this development to have 90 townhomes, 16 apartments, stormwater detention ponds, and open space. He stated the open space requirement for this site is 1.3 acres and they are proposing 8.5 acres. Ms. Schulist asked if this site is near Westwood. Mr. Mangrum replied it is between the TDOT garage and Lake Rd. Mr. Mangrum stated he is asking for feedback from the PC so when this development comes back as a Master Development Plan he will know more about what the PC is looking for. Ms. Schulist asked if all units would be rentals. Mr. Mangrum replied the apartments will be rentals but those may be removed, but total units will be 105-106. Mr. Pape asked if the apartments will be similar construction to the townhomes. Mr. Mangrum replied that currently the apartments are two stories with two bedrooms. Mr. Wagner asked about amenities for this community. Mr. Mangrum replied he hasn't gotten that far yet. Mr. Wagner also asked if the center turnaround meets the fire truck turnaround requirements. Ms. Schilling asked if they would consider making the apartments into condos. Mr. Mangrum said that is being considered. Mr. Pape asked what the current zoning is. Mr. Mangrum replied RM-8. Ms. Schulist stated a playground, and a dog park would be nice amenities. Mr. McDonald asked about additional space for parking. Mr. Mangrum stated there is parking along the entrance and parking between the buildings. He stated currently the requirement is 212 parking spaces not counting the garages and they are proposing that plus an additional 53 spaces. Mr. Pape suggested making it a three lane exit since there is only one access point. Ms. Schulist asked if the traffic study has been done. Mr. Mangrum replied no, but one will be required.

**3. PC Resolution PC-14-24, Rezoning, 7113 Hill Hughes Rd, 2.59 Acres, Map: 022, Parcel: 071.01. Current Zoning: RS-40. Requested Zoning R-20. Property Owner: Annette Belyea.**

**Motion to approve:** Mr. Cali

**Second:** Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				

Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

Staff Report: Ethan Greer, City Planner  
Representative: Annette Belyea

4. **PC Resolution PC-15-24, Final Plat, AIGNEP, 10.42 Acres, Map: 018, Parcels: 047.21 and 047.23. Current Zoning: Industrial General. Property Owner: AIGNEP, LLC.**

Motion to approve: Mr. Cali  
Second: Mr. Pape

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

Staff Report: Ethan Greer, City Planner  
Representative: Brent Wiseman

Discussion: Mr. McDonald stated citizens have voiced their concerns about Triple Crown Rd on the backside of this property having water runoff going over the road and questioned if that was being looked into. Mr. Greer stated this issue has not been reported to staff, but he can look into it and stated the next item on the agenda may address some of these issues.

5. **PC Resolution PC-16-24, Commercial Development Plan, AIGNEP, 10.42 Acres, Map: 018 Parcels: 047.21 and 047.23. Current Zoning: Industrial General. Property Owner: AIGNEP LLC.**

Motion to approve as amended: Mr. Cali  
Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

Staff Report: Ethan Greer, City Planner  
Representatives: Brent Wiseman, Jason Dava, Robin Hood

Discussion: Ms. Williams asked about the business and what it offers. Mr. Dava stated the business is an industrial automation distributor and their products are made in Italy. Mr. Dava stated they do some light manufacturing and have around 32 employees but looking to increase that by 8-10 people. Mr. Pape asked staff if the plans meet all the design standards. Mr. Broadbent stated yes. Mr. Magner asked if the Fire Department has reviewed the extended parking lot. Mr. Greer stated the Fire Department has reviewed the plans and approved them as noted in IDT with the notes of Fire protection plans will be required with construction plans, provide automatic sprinkler plans for review when available, and the fire marshal to be present for all fire alarm and sprinkler system testing. Mr. Magner asked about the material being metal siding instead of stone when there is a 70% brick requirement for commercial on each wall. Mr. Hood stated that had been looked at and the issue is the existing front elevation of the building has already established metal siding at the top 20% of the building so in order to carry the design all the way through to the new building they opted to carry the same 20% metal siding across the top elevation and do all brick for the base. Mr. Magner stated that potentially would need to be a variance request. Mr. Greer stated this building is not a commercial building but an industrial building and within the Design Review Manual the industrial zones say brick, stone, and split face concrete blocks of an approved color are encouraged on the front of buildings but there is no requirement. Mr. Greer added staff would like to note as a condition of approval that will need to be added to the Resolution by a PC member that the applicant is requesting above ground detention. Mr. Magner asked where the detention will be located on the site plan: Mr. Greer pointed out on the site plan on the screen and stated it is on the Northwest side of the parcel. Mr. Magner asked if the detention pond is engineered to accept all the calculated runoff from the property. Mr. Hood stated yes, it did pass the 100 year flood.

**Motion to amend the motion for approval to accept above ground detention**

**facility:** Mr. Cali

**Second:** Ms. Schilling

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

6. PC Resolution PC-17-24, Final Plat, Belvoir Phase 1 B, 15.63 Acres, Map: 021 Parcels: Portion of 062.00 and 063.00. Current Zoning: RS-40. Property Owner: Northwest Cove, LLC

**Motion to approve:** Ms. Schulist

**Second:** Mr. Cali

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X

Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape		X			
Ms. Schilling	X				
<b>MOTION PASSED 6-1</b>					

Staff Report: Ethan Greer, City Planner

Representative: Allison Corolla and Nathan McVey

Discussion: Ms. Corolla stated this final plat will include an additional 10 lots off of the existing Dice Lampley roadway. Ms. Schulist asked the total number of units in all phases. Ms. Corolla stated that is hard to say because they are also asking for a rezoning but in phase 1a and 1b there are 27 and ultimately they are thinking somewhere around 52. Ms. Schulist asked if the rezoning is approved will they be coming back to the PC due to having gone over the threshold for number of units for meeting certain standards. Ms. Corolla stated she believes they will just come back with a phase 2 development plan that adheres to all standards. Mr. Greer stated the only thing approved so far is phase 1 and phase 2 would be a separate subdivision. Mr. Pape commented that the plat has a few critical lots noted on it and said he is concerned that they are not applying the hillside development standards in the zoning ordinance properly. Mr. Pape read the standards aloud. Mr. Broadbent asked Ms. Corolla what the reasoning is for the lots being noted as critical. Ms. Corolla replied it is the slopes and they received a variance request on the initial development plan. Mr. Pape asked if the zoning is PUD. Ms. Corolla stated it is not, but it came through as a development plan with the condition they would receive a variance that noted the lots are smaller than three acres. Mr. Pape stated he does not believe the PC has the ability to grant a waiver to this part of the ordinance. Mr. Carter stated legally he believes this plat is vested and has vested rights so it would be exposing the city if the PC don't honor what was already approved as a development plan. Mr. Magner asked about mailboxes. Ms. Corolla said phase 1a has a cluster box unit. Ms. Schilling stated she believes this project gets a lot of questions and in her opinion if its already been done and approved and your saying no its because you really don't want the project.

7. **PC Resolution PC-18-24, Final Plat, Orrinshire Subdivision, 20.2 Acres, Map: 021, Parcels: 063.01. Current Zoning: R-20. Property Owner: Orrinshire Investments.**  
Motion to approve: Mr. McDonald  
Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

Staff Report: Ethan Greer, City Planner

Representative: Allison Corolla

Discussion: Mr. Pape stated this plat has critical lots as well and if he votes no for that reason it's not because he does not want the project or think it's a bad project, if he

feels like it does not satisfy the ordinance he will vote no. Mr. Carter stated he feels the project is vested and has vesting rights and he doesn't believe there is good cause to vote no. Mr. Broadbent stated this plat has no critical lots. Ms. Corolla stated there is 1 critical lot but not due to slopes. Mr. Magner asked if this development will have a step system. Ms. Corolla replied this will have a pump station that is approved and installed by WADC and TDEC.

8. **PC Resolution PC-19-24, Residential Development Plan, Woodwick Cove Phase 2, 5.37 Acres, Map: 021, Parcels: 056.00. Current Zoning: R-20. Property Owner: Candlewood Cove, LLC**

**Motion to approve:** Ms. Schulist

**Second:** Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				
Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

**Staff Report:** Ethan Greer, City Planner

**Representative:** Allison Corolla

**Discussion:** Ms. Corolla stated they are requesting an extension of phase 1 for an additional 8 lots. Mr. Magner asked if there is a future plan to connect the cul-de-sac to the drive on the Northwest corner of the plan. Ms. Corolla responded there is not due to previous staff suggestions not to connect the road. Ms. Schulist asked if there will be future phases. Ms. Corolla stated not as of right now, neither of the adjacent parcels are in the city. Mr. Pape asked if the sewer would connect into the same network going to the pump stations mentioned earlier. Ms. Corolla replied it does and that Woodwick actually has its own pump station. Mr. Pape asked about the resource protection plan and if it would be possible to save some trees. Ms. Corolla replied that could be a possibility but there is a drainage ditch that runs through there. Ms. Corolla stated they will provide street trees in accordance with the code. Mr. Magner asked about the outflow drainage from the detention pond if it is draining to the West. Ms. Corolla stated it does drain West into the existing right-of-way. Mr. Pape asked if this plan contains any critical lots. Ms. Corolla replied it does not. Mr. Pape asked about the road networks and this tying in to all the internal roads so eventually an access will be on Northwest Hwy and on both ends. Ms. Corolla stated that is correct.

9. **PC Resolution PC-20-24, Final Plat, Fairview Station Re-subdivision, 1.51 Acres, Map: 042A, Group: C Parcel: 004.00 and Map: 042H, Group: E Parcel: 001.00. Current Zoning: RS-40. Property Owner: Littlebury Development Company, LLC.**

**Motion to approve:** Mr. Cali

**Second:** Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali	X				
Ms. Williams	X				

Ms. Senyard					X
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape	X				
Ms. Schilling	X				
<b>MOTION PASSED 7-0</b>					

Staff Report: Ethan Greer, City Planner

10. PC Resolution PC-21-24, Rezoning, Belvoir Phase 2, 52.9 Acres, Map: 021 Parcels: Portion of 062.00 and 063.00. Current Zoning: RS-40. Requested Zoning R-20. Property Owner: Northwest Cove, LLC

Motion to approve: Ms. Williams

Second: Ms. Schilling

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson					X
Mr. Cali		X			
Ms. Williams		X			
Ms. Senyard					X
Ms. Schulist		X			
Mr. McDonald		X			
Mr. Magner		X			
Mr. Pape		X			
Ms. Schilling		X			
<b>MOTION FAILED 0-7</b>					

Staff Report: Ethan Greer, City Planner

Representative: Sam Lethey

Discussion: Ms. Williams asked for clarification if the applicant is wanting to build more homes. Mr. Lethey responded yes; they are seeking greater density in this part of the development. Mr. Pape stated he agrees with staff, the zoning ordinance and the 2040 plan both speak of taking into account the surrounding zoning and surrounding land uses and he does not feel it is appropriate to add more density. Mr. Cali stated when this parcel originally came up being zoned RS-40 the PC and BOC were happy to have an RS-40 zoning instead of smaller. Mr. McDonald also commented that the vision coming together in this area is high density with Bellehaven then Woodwick and Orrinshire making the transition to R-20 and ending with Belvoir at RS-40, and he does not see the benefit to the city in changing the zoning at this location.

- **Bonds and Letters of Credit – Read by Mr. Broadbent**
  - One Church Home – Performance Bond Release May 2, 2024
  - Bowie Meadows Phase 1 – Reclamation Bond - \$351,561.25 February 6, 2024
  - Brush Creek Subdivision - Reclamation Bond - \$686,520 March 15, 2024
  - Cedarcrest Townhomes – Reclamation Bond - \$2,032,294 April 8, 2024
  - Elevate Gymnastics and Cheer Facility - Reclamation Bond - \$233,249 March 4, 2024
  - Goodwin Farms Subdivision - Performance Bond Reduction - \$395,100 May 1<sup>st</sup>, 2024
  - Pennock Place Subdivision – Performance Bond Release and Maintenance Bond \$59,900 Feb 6, 2024
  - Willow Crest Subdivision - Performance Bond Release and Maintenance Bond \$39,400 March 22, 2024

- Whispering Winds Subdivision - Performance Bond Release and Maintenance Bond \$56,700 Feb 20, 2024
- Bowie Meadows Phase 1 Reclamation Bond \$351,600 February 6, 2024
- Waffle House Reclamation Bond Release April 16, 2024
  
- **Reports for Discussion and Information**
  - City Planning Staff – Mr. Greer encouraged the PC members to watch the Builder/Developer Summit meeting.
  - City Manager – Mr. Daugherty announced the PC members have each been issued a phone and an iPad to be used for all city business.
  - City Engineer – Mr. Broadbent asked the PC members if there is a desire to bring back the applicants for the Chester Rd townhomes pedestrian bridge for an approval or if they are ok with them using a pedestrian bridge. Mr. Broadbent also stated it will be submitted in their construction plans for approval.
  - City Attorney – Mr. Carter announced to make sure and add Ms. Schulist to the meeting notes.
  
- **Planning Commission Roundtable**
  
- **Adjournment – Motion to adjourn by Mr. Call at 8:51 PM**

  
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Maria Bruce, Community Services Assistant