

**MINUTES**  
**PLANNING COMMISSION**  
**Springfield Municipal/Regional Planning Commission**  
**Thursday, February 2, 2023**

**Commissioner's present**

Chairman David Allen  
Tony Townsend  
Virginia Boyd  
Betty Lynn Richert  
Dustin Thomas  
Buzzy Poole  
Alderman Jeff Gragg  
Robert Bibb

**Commissioner's absent**

Skylar Tackett

**Staff present**

Kimberly Atlee  
David Fauth  
David Brewer

1.0 Call to Order

Chairman Allen called the meeting to order at 5:00 PM

1.1 Pledge of allegiance to the American flag

1.2 Roll Call – 8 present, 1 absent – we had a quorum

1.3 Commissioner Poole moved to approve the minutes from the Planning Commission meeting held on January 5, 2023. The motion was seconded by Commissioner Boyd and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 Public Hearing – Public Hearing on Amendments to the Subdivision Regulations in Articles 3, 4 and Appendix B. Chairman Allen opened the floor for the public hearing for the Subdivision Regulations amendments in Articles 3, 4 and Appendix B. Chairman Allen invited those in favor to come to the mic, state their name and that they would have two minutes. Jim Moore with G.S. Moore and Sons thanked the Board, Kimberly and the Planning Department for the work they are doing and that the dual sidewalk and improved landscaping requirements are a great idea and will help continue to move Springfield forward. Chairman Allen questioned if there was anyone else for or against. No one else came to the mic. Chairman Allen closed the Public Hearing.

2.2 Discuss and possibly take action on Amendments to the Subdivision Regulations in Articles 3, 4 and Appendix B. City Engineer David Brewer explained the eight (8) items that the board has discussed previously and staff has drafted the requested changes for final approvals to the Subdivision Regulations. Changes include: removal of letters of credit for performance bonds, removal of redevelopment of non-conforming lots due to conflict with

the zoning ordinance, changes of diameters in cul-de-sac's on dead end streets, increased rights-of-way on cul-de-sacs, increased streets width, fire hydrant densities, sidewalks on both sides of the streets, consolidating driveway requirements from municipal code and zoning ordinance into the subdivision regulations and three new public works details showing the new increased roadway cross-sections. Chairman Allen asked if the removal of redevelopment of non-conforming lots would affect property owners who have non-conforming homes and would like to rebuild on the property. Brewer stated that it would not affect rebuilding on non-conforming lots. Commissioner Bibb asked who would be responsible for maintenance of the green space between the curb and the sidewalk and if they could plant trees. Brewer stated that it would be the City's responsibility, but that the city would not catch maintenance issues in a timely manner and noted property owners usually take on routine maintenance but are not required to. Trees planted within the green strip would have to be placed accordingly and that the city has recommended species and requires root barriers in the planting strip to prevent infrastructure damage and limit the growth of trees to a manageable size.

Commissioner Boyd made a motion to approve. The motion was seconded by Commissioner Bibb and passed 8-0 via roll call vote. Brewer noted that this is a Planning Commission item only and that upon conclusion of the meeting Chairman Allen will sign and it will become effectively immediately.

2.3 Case Number SUB2022-21 Discuss and possibly take action on the Draughton Plaza Subdivision, located on Memorial Blvd. (4 Lots). Ms. Atlee explained that the purpose of this subdivision is to add additional signage, to allow each business or parcel to have their own sign and to make the current parcel conforming to the sign regulations. Chairman Allen asked if they were built prior to zoning. Ms. Atlee explained the subdivision will allow the property to conform to the sign regulations and add an additional sign.

Commissioner Thomas made a motion to approve. The motion was seconded by Commissioner Bibb and passed 8-0 via roll call vote.

2.4 Case Number RZ2023-04 Discuss and possibly take action on a Rezone Request on Literary Way. (Map 091 Parcel 068.00) from R15 to MRO. Ms. Atlee explained that Jim Moore with GS Moore & Son is requesting to rezone a portion of Map 091 parcel 068 of the South Meade Subdivision, currently zoned R15 (Medium Density Residential District). Parcel 68 has 57.41 acres, approximately 1.64 acres will remain R15, and the remaining 55.77 acres have been requested to be rezoned to MRO (Multiple Residential and Office District). The MRO zoning will allow a density of 347 units without commercial at 7,000 square feet per dwelling unit. Mr. Moore has named the development Highlands Estates and is proposing 96 single-family homes, 42 Townhomes, 138 flats, and 3 Apartment buildings with 71 units. There will be 3 ingress/egress access points. Allison Lane, Curtiswood Lane East, and the new proposed connection to Literary Way. Jim Moore has confirmed there will be no connection to Watson Road or Curtiswood Lane West into the Mooreland Estates

Subdivision. Ms. Atlee stated, staff has reviewed and recommends approval. And noted that staff has received inquiries from residents in the area who have expressed concerns regarding wildlife nature preservation and how the proposed development will affect the traffic flow on Curtiswood Lane East and Allison Lane. Chairman Allen asked if the property currently joined Literary Way. Ms. Atlee explained it doesn't but there is an agreement between the property owners to provide a connection. Commissioner Boyd asked if a traffic study had been done. Ms. Atlee explained she is not aware of one but that Jim Moore is here and could address those comments. Josh Lyon with Klober Engineering and Jim Moore of G.S. Moore and Sons came to the podium. They confirmed that there has not been a traffic study but that two access points will circle the college and connect at a single point and converge at Literary Way. They explained the Single Family detached homes will be to the north and will range in size from 8,500-10,000 square feet lots. There will be a line of townhomes and the higher density will be closer to the college and Literary Way access points. Commissioner Boyd questioned if this development would meet the subdivision amendments approved today? Ms. Atlee said they would. Alderman Gragg requested Literary Way be used for construction access and not Allison Lane or Curtiswood Lane. Jim Moore stated that the project is approximately a 10-year project and that it would be phased. The initial road loop and the southern single-family homes and a portion of the townhomes would be the first phase. Commissioner Thomas confirmed that there would be a buffer on the North. Mr. Moore confirmed there would be a buffer and the restrictions would be as strict as Mooreland Estates if not more restrictive.

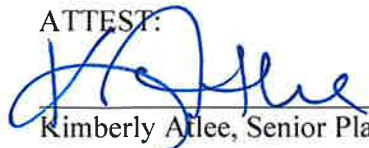
Commissioner Thomas made a motion to approve. The motion was seconded by Commissioner Townsend and passed 8-0 via roll call vote.

### 3.0 Other/Old Business Notes

#### 3.1 No BZA meeting on February 14, 2023.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:25 PM.

  
Virginia Boyd, Planning Commission Secretary

ATTEST:  
  
Kimberly Atlee, Senior Planner

