

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, April 7, 2022

Commissioner's present

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

Commissioner's absent

Staff present

David Brewer
Kimberly Atlee
David Fauth

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 – 9 present, 0 absent – we had a quorum

1.3 Commissioner Townsend moved to approve the minutes from the Planning Commission meeting held March 3, 2022. The motion was seconded by Commissioner Thomas and passed all in favor.

2.0 David Brewer, Community Development Director, report on PC agenda

2.1 Case Number SUB2020-17: Discuss and possible take action on Performance Bond for The Flats at Mooreland: Brewer explained to the Commissioners that this was a site plan reviewed before. There is 75 units on the site and the proposed bond is a perpetual bond for water and wastewater. The bond remains in effect until water and wastewater accepts it and the Board of Mayor and Alderman accepts it prior to the department sending a letter to release. The project has funding from a grant from the State of Tennessee. All utilities other than water and wastewater will be private in the subdivision.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Thomas and passed by 9-0 via roll call vote.

2.2 Case Number: Discuss and possible take action on Liquor Store application at 3550 Tom Austin Hwy: Brewer explained the application is to convert the All Star Market at 3550 Tom Austin Hwy a 1,600 square foot store to a liquor store. It requires 11 parking spots and there are 16 and 19 spaces available. The site was greater than 600 feet from The Lady of Lourdes Church and staff recommends approval. Commission concerns and questions mentioned: potential sharing of parking, is there a rear entrance, question how

many liquor stores in the city, is there a limit on the number of liquor stores. Brewer mentioned that as it is part of the development the parking spaces will be shared and plenty of access, rear entrances are not allowed in the city, there are no limits on amounts of liquor stores currently, and that there were four (4) liquor stores and currently three (3) in the City.

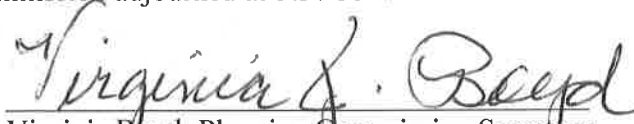
Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Thomas and passed by 9-0 via roll call vote.

2.3 Discussion on MRO Parking: Brewer explained staff has put together a comparison of localities in the surrounding area to review potential increases to parking in MRO. Discussion on future concerns on Single Family R7 and R10 zones and how to remedy the on-street parking issues were brought up, including discussion on widening roads, roundabouts and other potential solutions. Commission concerns mentioned speeding and dangerous roads being an issue in subdivisions and narrow roads blocking traffic and emergency vehicles. Brewer mentioned the discussion tonight is on MRO zoning parking requirements. Commissioners asked if designated stalls are required per unit. Brewer stated there is a minimum parking amount required but not required to be assigned. Commissioners agreed on an increase from 1.5 spaces to 2.5 spaces per 2-bedroom apartments and an increase from 2 spaces to 3 spaces per 3-bedroom apartment. Brewer explained that an amendment to Chapter 8 Off-street Parking requirements will be drafted and brought forward next month for approval.

3.0 Kimberly Atlee, Senior Planner reported on the April 12, 2022 meeting agenda.

3.1 Case Number VAR2022-03: FiveStar Development is requesting a 15' rear yard setback to be considered a 5' side yard setback at 118 Augusta Trail

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:37 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:


David Brewer, Community Development Director