

MINUTES

PLANNING COMMISSION Springfield Municipal/Regional Planning Commission May 1, 2025

Commissioners present
Dustin Thomas, Chairman
Robert Bibb, Vice Chair
Jeff Gragg, Alderman
Virginia Boyd
Michael Baggett
Maynor Schott
Nikki Moreland
Michael Briggs
Tony Townsend

Commissioners absent

Staff present
Carolyn Durham
Sandy Cross
David Brewer
Terry Beers
Madison Burnette
Marla Ellis
David Martin
Chris Cox

1.0 Call to Order

Chairman Dustin Thomas called the meeting to order at 5:00 p.m.

1.1 Pledge of Allegiance to the American flag

1.2 Roll Call – 9 present, 0 absent – we had a quorum

1.3 Approval of April 3, 2025, Minutes.

Commissioner Boyd moved to approve. The motion was seconded by Commissioner Bibb. Approved by a call of ayes.

1.4 Public Comment: Michael Ramsey, residing at 844 Hillside Dr, Springfield. Mr. Ramsey expressed concerns over the development of the property to be rezoned at Roy Pitt Rd and Hillside Dr. He listed an increase in traffic, needed road improvements because this is a high auto accident area, the creek floods, possibility of erosion after house development and large truck damage to the bridge.

2.0 New Business

2.1 Discuss and possibly take action on a request to rezone property at Roy Pitt Rd and Hillside Dr, Map 081P, Parcel 061.00, from RS20 to RS15.

Carolyn Durham, Community Development Director, stated the intention is to rezone 3.38 acres from RS20 to RS15 to facilitate the development of new single-family homes with increased flexibility in lot dimensions and setbacks. The staff confirms the property is served with adequate water and sewer infrastructure, and no significant traffic or service concerns have been identified

Alderman Gragg asked how many homes are planned to be built. Phillip Dorris approached the podium and responded that the plan is to build two homes on the proposed lots with details of future variance requests on the setbacks. Commissioner Bibb asked if there was a home on the property and Phillip responded there isn't a

structure on this property. They plan to build a two-story home on the bottom lot and add a house on the second lot. Chairman Thomas asked where the entrance to the homes would be, and Phillip said both entrances would be off Roy Pitt Rd. Commissioner Boyd asked about the creek flooding. Carolyn Durham stated the FEMA flood maps do not show any flooding for this property. Commissioner Bibb moved to approve. The motion was seconded by Commissioner Briggs and passed 9-0 via roll call vote.

2.2 Discuss and possibly take action on Highland Reserve Phase 1 Final Plat.

Carolyn Durham presented the request for Final Plat approval for Phase 1 of Highland Reserve. This portion requested for platting, represents 15 lots of the Highland Reserve master plan that was previously approved in April 2024. Staff recommends approval; however, it will not be recorded until such time as necessary infrastructure is built and accepted by the city, or an appropriate bond is approved by the Board of Mayor and Alderman.

Commissioner Moreland asked what necessary infrastructure consists of. Carolyn responded that it would include roads, sewer, water, sidewalks, etc. Both Moreland and Boyd asked what infrastructure has to be completed for work to commence. Carolyn explained that all the infrastructure must be completed, or the developer can provide a bond to cover the cost of unfinished infrastructure.

Commissioner Briggs moved to approve. The motion was seconded by Commissioner Schott and passed 9-0 via roll call vote.

2.3 Discuss and possibly take action on Blackwood Farms Preliminary Plat.

Carolyn Durham presented a Preliminary Plat at Blackwood Farms for approval. This development fronts both sides of Blackwood Drive that encompasses over 150 acres across two zoning districts – R7 and MRO- both approved through annexation. The staff recommends approval for the Preliminary Plat for Blackwood farms based on compliance with zoning and subdivision regulations, alignment with city growth and density objectives, integration of community amenities and greenway connectivity. Chairman Dustin Thomas called Josh Lyon from Klobber Engineering to the podium. Dustin asked if the cemetery at Blackwood Farms would have adequate accessibility from the roundabout. Josh confirmed improved accessibility is present at the cul-de-sac and is shown on the construction plans. Commissioner Townsend asked how many houses there would be at Blackwood Farms. Josh responded there will be 391 single-family homes and 90 town homes. Alderman Gragg asked about time frame to start construction. Josh said the construction plans are close to approval with the exception of landscaping comments. The desired projected start time is late summer. Chairman Thomas asked if the majority of building would be on the topside of the development where the grade is high. Josh responded there would be a lot of earth work to do with the development. Commissioner Bibb asked where the construction will begin. Josh said phasing to start would be on the south side closest to the fairgrounds. There are five phases of the Blackwood Farms development. Commissioner Baggett expressed concern about the increased traffic on Blackwood Drive. Josh said a traffic study was presented during the rezoning process. Carolyn Durham said the traffic study was part of the annexation in 2021-2022 and she will send it out to the commissioners. Commissioner Baggett expressed concern about

the water runoff. Josh said there are six retention ponds at the development, three on top and three on south side for storm water control. Commissioner Schott asked about the buffer plan, especially the area close to the fairgrounds. Josh said there is no physical buffer between the development and the fairgrounds. Commissioner Townsend showed concern for loud noise from fairground events and how it could affect the development. Commissioner Baggett's biggest concern for the development is the increased traffic on Blackwood Dr. Josh reassured the commissioners the traffic report supports the existing Blackwood Farms plan. The commissioners shared concerns with each other about the flow of traffic on Blackwood Dr. Commissioner Bibb stated a more invasive concern is the rock quarry behind the development on the north side. Commissioner Bibb wanted to know if documentation about the quarry would be provided prior to the sale of properties for potential home buyers. Josh said that question needed to be directed to Lennar Homes. Alderman Gragg brought up the Winter Wonderland event during the Christmas season and how traffic is backed up from both ends of Blackwood Drive which could prevent homeowners from being able to enter and exit their property easily. Josh said there is a large right-of-way with the development, up to 10 feet wider than the standard 50 ft, which can provide a future lane. Commissioner Moreland asked how construction would affect the flow of traffic on Blackwood Dr. Josh stated any road closures or single lane closures would need to be approved by Public Works and coordinated with emergency departments. Carolyn Durham came to the podium to answer Commissioner Moreland's questions. Carolyn explained that the major construction will not be on the road but in the subdivision itself. Commissioner Boyd asked about large equipment entering/exiting on Blackwood Dr. Carolyn Durham said it is reasonable to request Lennar Homes to use a certain entrance/exit if the Planning Commission desires. Commissioner Briggs suggested the Planning Commission defer the meeting so the traffic study can be reviewed by the commissioners because several commissioners weren't part of the original review. Josh reminded the commissioners that the Blackwood Farms preliminary plat was what was to be reviewed per the agenda, not the traffic study which was approved during the annexation/rezoning request. The preliminary plat needs to be approved before construction plans can be approved. Commissioner Townsend asked if the development would connect to Hwy 49. Josh said the development would only connect to Blackwood Drive in three spots. Commissioner Briggs moved to defer until the next Planning Commission meeting. The motion was seconded by Commissioner Moreland and passed 8-1 via roll call vote.

- 2.4 Discuss and possibly take action on a performance surety renewal for Reyes Estates. Carolyn Durham stated Reyes Construction, Inc. is requesting a one-year renewal of the performance bond for the Reyes Estates Subdivision. The request to renew the performance bond for Reyes Estates is a standard but important measure to protect the city's interests. Although most infrastructure work has been completed, the renewal assures that all remaining improvements will meet city standards.

Commissioner Bibb asked if this had anything to do with the convenience market near the subdivision and Carolyn Durham responded this is only for the incomplete infrastructure of Reyes Estates.

Commissioner Bibb moved to approve. The motion was seconded by Commissioner Boyd and passed 9-0 via roll call vote.

3.0 Other/Old Business

Carolyn Durham, Community Development Director, updated the commissioners on city developments. In residential areas, projects like South Meade Section 5 and Jasper Fields are adding new single-family housing, while Blackwood Farms will add nearly 500 units of housing. Our mixed-use areas in process are on South Main, Woodland Street, Lahr Road, and Bill Jones Industrial Blvd blending townhomes, apartments, and commercial space to create more connected, walkable neighborhoods. On the commercial and industrial side, projects like SKHL Plaza, the MDI Office Expansion, and Excel Industries' 30,000-square-foot facility are strengthening our economic base and job market.

Carolyn Durham closed with sign regulation concerns. Developers are expressing their concerns about Springfield's sign regulations in comparison to other area city sign regulations. The two sign topics most heard about are the disparity between monument and pole sign size. The other is the restriction of wall signage not being allowed to be higher than 20 feet from grade. Some structures' design would make the establishment look awkward or visually disconnected due to the signage being placed at 20 feet or lower.

BZA meeting on May 13th at 5:00 p.m..

There being no further business to come before the Commission, Commissioner Briggs motioned to adjourn the meeting with Commissioner Townsend to second the motion. The Planning Commission adjourned at 5:40 p.m.


Virginia Boyd, Planning Commission Secretary

ATTEST:


Carolyn Durham, Community
Development Director