

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, May 4, 2023

Commissioner's present

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

Commissioner's absent

Virginia Boyd
Skylar Tackett

Staff present

Kimberly Atlee
David Fauth
David Brewer

1.0 Call to Order

Chairman Allen called the meeting to order at 5:01 PM

1.1 Pledge of allegiance to the American flag

1.2 Roll Call – 7 present, 2 absent – we had a quorum

1.3 Commissioner Poole moved to approve the minutes from the Planning Commission meeting held on April 6, 2023. The motion was seconded by Commissioner Bibb and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 Case Number SUB2023-08: Discuss and possibly take action on a 3-lot subdivision, located on Hwy 41N in the UGB (Map 069, Parcel 002.01). Ms. Atlee explained Level 1 Real Estate Group is requesting approval to create a 3-lot subdivision, totaling approximately 7.77 acres in the Urban Growth Boundary (UGB), in a Suburban Commercial District (C1), a Robertson County zoning classification, located approximately 1,300 feet outside Springfield City limits in the UGB on Hwy 41N between Clarence Murphy Road and Wallace Road. Staff verified the proper subdivision and zoning requirements with the Robertson County Planning Department. The purpose of the subdivision request is to create two (2) residential lots. A question was asked about whether the land perked – according to TDEC, all three lots have perked but will require the installation of soil improvement practices in conjunction with SSDS approval. The shaded areas are reserved for the subsurface sewage disposal system. The request meets Springfield Regulations and the Robertson County Zoning Ordinance requirements. Ms. Atlee noted a correction on the staff report, the item will not need to go to the Robertson County Planning Department for approval. Staff recommends approval and a rezoning will immediately follow this item.

Alderman Gragg made a motion to approve. The motion was seconded by Commissioner Bibb and passed 7-0 via roll call vote.

2.2 Case Number RZ2023-03: Discuss and possibly take action on a rezone request located on Hwy 41N in the UGB (Map 069, portion of Parcel 002.01) from C1 to R40. Ms. Atlee explained Level 1 Real Estate Group is requesting approval to rezone two (2) lots, totaling approximately 4.56 acres, in the UGB from a Suburban Commercial District (C1) to a Low-Density Residential District (R40), this is the Robertson County R40 zoning classification. The parcels are located outside Springfield City limits in the UGB on Hwy 41N between Clarence Murphy Road and Wallace Road. The request was submitted to the city and county. Staff verified with the County Planning Department. The purpose of the rezone is to build 2 SFH homes. TDEC confirmed there was adequate soil to install and duplicate a 4-bedroom conventional subsurface sewage disposal system. Staff and the Robertson County Planning Department reviewed the request and have no concerns. Rezone signs were placed on the property and notice was posted April 18, 2023 and no concerns were brought up. Staff recommends approval of the rezone request.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Townsend and passed 7-0 via roll call vote.

2.3 Case Number SUB2019-21: Discuss and possibly take action on a renewal of a performance bond for Eden Pointe, Phase 2 Subdivision. Ms. Atlee explained Poplar Ranch Ventures LLC. Is requesting a renewal of the Performance Surety for the Eden Pointe Phase 2 Subdivision. The Performance Surety is to guarantee the completion of the infrastructure. The applicant made significant progress towards completing the infrastructure however due to the weather and supply demands the infrastructure will not be completed before the performance surety expires on May 19, 2023. The applicant is requesting a 1-year extension of the performance surety to guarantee the completion of the infrastructure. Staff reviewed the request and determined the remaining items to be completed. An irrevocable letter of credit for \$58,938.00 issued by The Farmer's Bank, effective May 19, 2023 and terminates on May 19, 2024. Staff recommends approval of the Performance bond. Chairman Allen asked if it was the first extension of the bond. Ms. Atlee explained this was their second and final extension.

Commissioner Townsend made a motion to approve. The motion was seconded by Commissioner Thomas and passed 7-0 via roll call vote.

2.4 Case Number ROW2023-02: Discuss and possibly take action on a Right of Way abandonment Request on Robmont Dr. Ms. Atlee explained MBG Property Management, LLC has requested the abandonment of the road and right-of-way of Robmont Dr. totaling 0.79 acres zoned Commercial Services (CS). MBG Property Management owns the 5 lots that are adjacent to Robmont Dr. The purpose is to combine the 5 lots into one lot to

redevelop the site. Staff and City departments reviewed the request. Public Works noted all drainage structures and associated easements on the property will be the sole responsibility of the property owner. Public notice was posted in the paper on April 18 2023 and no concerns were made. Staff recommends approval of the Robmont Drive and ROW abandonment. Commission Bibb questioned the status of the utilities on the site. Josh Lyon with Klober Engineering stated the connections would stay in place and the utilities will be relocated and excess removed when the site is redeveloped.

Commission Thomas made a motion to approve. The motion was seconded by Commissioner Richert and passed 7-0 via roll call vote.

2.5 Case Number SP2022-14: Discuss and possibly take action on Memorial Mansion Townhomes. Ms. Atlee explained Reyes Construction LLC. Is requesting site plan approval for 55 2-story townhomes totaling 76,634 sq. ft. of floor area on 5.07 acres located at 2520 Memorial Blvd, zoned Multi-Residential and Office District (MRO). This project was brought up at the August 4, 2022 Planning Commission meeting during the site plan approval for the 17th Ave. Townhomes project. The Planning Commission requested for a right/left in and a right out only off Memorial Blvd. and signage and physical separation to enforce the right out only. The current site plan reflects the requested change. The applicant is developing both Memorial Mansion and the 17th Ave Residential Townhomes as one development. The property was recently platted, combining both properties, this will meet the minimum ingress/egress access requirement. Staff recommends approval of the site plans with the condition that the road connection 17th Ave and Memorial be constructed prior to issuing building permits. Commissioner Poole questioned whether the mansion property would remain on the property and Commissioner Bibb asked if it would be a part of the development and owned by the HOA. Mr. Reyes stated it would be a clubhouse type of use and owned by the HOA. Phil Casterline with CSR Engineering came to the podium to clarify the flow of traffic through the properties.

Commission Poole made a motion to approve. The motion was seconded by Commissioner Thomas and passed 7-0 via roll call vote.

3.0 Other/Old Business Notes

3.1 Case Number SP2021-07: Discuss and possibly take action on a request to remove the second entrance condition on the approval of 17th Avenue Condos. Ms. Atlee explained Reyes Construction LLC. has requested an amendment to the August 4, 2022 Planning Commission ruling to add a second entrance on 17th Ave W and is requesting the second entrance requirement be retracted. Originally there were two lots, two developments; 17th Avenue Townhomes and Memorial Mansion Townhomes. The developer has since combined the developments into one large development. Staff and city departments reviewed the request and concur the entrances on 17th Ave and Memorial Blvd. meet the

intent of a second entrance for the overall development. Staff recommends approval to retract the second entrance requirement and approve the developments as one with the condition that the road connection 17th Ave and Memorial be constructed before building permits are issued.

Commission Bibb made a motion to approve. The motion was seconded by Commissioner Townsend and passed 7-0 via roll call vote.

3.2 Staff reported an administrative approval of SP2023-04 Electric department added a 2,100 sq. ft. Lean Too addition to the building.

3.3 BZA meeting on May 9, 2023.

3.4 Planning Commission Training to follow June 1st Planning Commission Meeting.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:24 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:

Kimberly Atlee, Senior Planner