

## Springfield Municipal/Regional Planning Commission

Thursday July 1, 2021 at 5:00 PM

### Meeting Minutes

1.0 Call to Order

1.1 Pledge of allegiance to the American Flag was said

2.0 Roll Call:

Commissioner's present- Allen, Bibb, Boyd, Gragg, Poole Tackett, Thomas, Townsend

Commissioner's absent- Richert

Commissioner's roll call -- 8 present, 1 absent - there was a quorum.

3.0 Approval of Minutes for June 3, 2021 Meeting:

Chairman Allen calls for a motion to approve the June 3, 2021 minutes. Commissioner Townsend moved to approve. The motion was seconded by Commissioner Bibb. The June 3, 2021 minutes were approved, passed with all in favor.

Chairman Allen calls for a motion to move item 4.1 to the end of meeting to allow time for the developers to arrive to the meeting. Commissioner Townsend moved to approve the motion. The motion was seconded by Commissioner Thomas and passed with all in favor.

#### 4.0 OLD BUSINESS

##### 4.1 (RZ2021-02) Rezone request for 3220 RA Benton Ln from R10 to MRO & Rezone request for 2663 South Main Street from R40 to MRO

Chairman Allen calls for a motion to discuss the rezone requests for 3220 RA Benton Lane from R10 to MRO & rezone request for 2663 South Main Street from R40 to MRO. Commissioner Thomas moved to discuss. The motion was seconded by Commissioner Poole. Staff presented the rezone request. Director Brewer stated this request includes two zones from R10 and R40 to MRO. The first proposed site plan design on RA Benton Lane did not meet regulations with only one entrance, by adding the South Main property this will create two entrances that they needed. The development has the potential for 235 Townhomes and the intent is to promote home ownership. They have commercial site at the front. Director Brewer reminded the Commissioners that MRO bulk regulations are in the process of being changed. Staff recommends approval for the rezones with the condition they have (1) one year after the final reading of the ordinance to begin construction, if construction has not started then it defaults to the new MRO bulk regulations.

Chairman Allen calls for a vote. Motion was approved, passed by a 8-0 roll call vote.

## 5.0 NEW BUSINESS

### 5.1 (RZ2021-04 & 05) Rezone request for 5650 & 5680 Hall Ln from CG to MRO

Chairman Allen calls for a motion to discuss the rezone request for 5650 & 5680 Hall Lane from CG to MRO. Commissioner Thomas moved to discuss. The motion was seconded by Commissioner Poole. Staff presented the rezone request. Director Brewer stated that Hall Lane was zoned into the city limits in 1999 to CG. These properties were originally established as residences which is not allowed in the CG zone district. In the event of a natural disaster the owners could not rebuild their home. The owners are requesting to change the zone from CG to MRO to allow them to rebuild. MRO allows single-family detached dwellings along with multi-residential. These properties adjoin property zoned CG so in the future the property has the ability to be changed back to CG. Staff recommends the approval for both properties to be rezoned to MRO.

A call for question was made. Chairman Allen called for a vote. Motion was approved and passed by a 8-0 roll call vote.

### 5.2 Review of PUD overlay cancellation for 3 parcels on New Chapel Rd

Chairman Allen calls for a motion to discuss the Planned Unit Development (PUD) overlay cancellation for 3 parcels on New Chapel Road. Commissioner Bibb moved to discuss. The motion was seconded by Commissioner Poole. Staff presented the PUD overlay cancellation. Director Brewer stated in 2007 the property owner annexation and rezoned the property to R15 with a PUD overlay. The construction on the PUD has to begin within (1) one year of the final reading of the resolution if annexed or the ordinance if rezoned. Letters were sent certified to the three owners. This is a liability on the City. Commissioner Bibb questioned if property can be changed without owner's knowledge. Director Brewer stated the ordinance reads as long as the owners have been notified of the change. Ms. Cobb has not replied but the other two owners said they are good with the change. Staff recommends to remove the PUD overlay and return properties back to R15.

A call for question was made. Chairman Allen called for a vote. Motion was approved, passed by a 8-0 roll call vote.

### 5.3 Review of PUD overlay cancellation for 2 parcels on William A. Batson Parkway

Chairman Allen calls for a motion to discuss the Planned Unit Development (PUD) overlay cancellation for 2 parcels on William A. Batson Parkway. Commissioner Thomas moved to discuss. The motion was seconded by Commissioner Boyd. Staff presented the PUD overlay cancellation. Director Brewer stated this is a similar situation to the previous request. The property owner annexed his property in 2006 and rezoned in 2007 to RS20 with a PUD overlay. Construction plans and plat were submitted but the owner never moved forward. Blake Batson spoke for the family, said they submitted plans in 2006-2008 but the economy crashed. Stated right now is not the time to build until there is a better market and would like to have the ability to get the overlay back in the future. Commissioner Bibb requested we reflect on the willingness of the

owners to remove the overlay and look favorably should the owner want to rezone the property in the future. Staff recommends to remove the PUD overlay and return properties back to RS20.

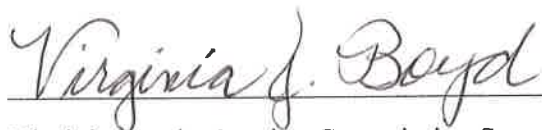
A call for question was made. Chairman Allen called for a vote. Motion was approved, passed by a 8-0 roll call vote

#### **OTHER BUSINESS**

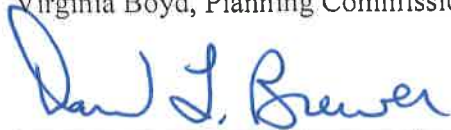
No Board of BZA meeting scheduled for July 13, 2021

Commissioner Allen adjourned the meeting.

Planning Commission adjourned at 5:37 P.M.

Handwritten signature of Virginia J. Boyd in black ink, written over a horizontal line.

Virginia Boyd, Planning Commission Secretary

Handwritten signature of David L. Brewer in blue ink, written over a horizontal line.

David Brewer, Community Development Director