

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, August 3, 2023

Commissioner's present

David Allen, Chairman
Buzzy Poole, Vice Chair
Virginia Boyd, Secretary
Jeff Gragg, Alderman
Robert Bibb
Betty Lynn Richert
Tony Townsend

Commissioner's absent

Skylar Tackett
Dustin Thomas

Staff present

Kimberly Atlee
Candice Tillman
Marla Ellis

Terry Resha
Sandy Vallero

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 – 7 present, 2 absent – we had a quorum

1.3 Commissioner Poole moved to approve the minutes from the regularly scheduled Planning Commission meeting held on July 6, 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 RZ2023-07: Discuss and possibly take action on a Rezone at 401 15th Avenue West (Map 0800, A, Parcel 010.00) from CLS to R7. Ms. Atlee explained the property has been used as a residence since 1973. The surrounding properties are zoned residential except for the adjacent properties on the corner to the west. The rezone will bring the existing home into conformity. Staff recommends the rezoning request.

Commissioner Townsend made a motion to approve the rezoning request from CLS to R7. The motion was seconded by Commissioner Poole and passed 7-0 via roll call vote.

2.2 SUB2022-16: Discuss and possibly take action on a performance surety for Autumnwood Estates, Section 3. Ms. Atlee explained before a subdivision plat can be recorded, the infrastructure must be completed or a performance surety must be accepted by the city. Autumnwood Estates, Section 3, is zoned RS20 and consists of 10.31 acres with 16 lots on Hunters Lane. Staff and Administration recommend the acceptance of the performance bond.

Commissioner Townsend made a motion to approve the performance surety for Autumnwood Estates, Section 3. The motion was seconded by Commissioner Gragg and passed 7-0 via roll call vote.

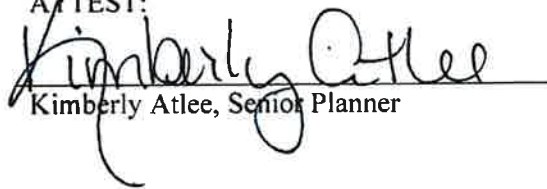
3.0 Other/Old Business Notes

- 3.1 Ms. Atlee announced the BZA meeting on August 8, 2023, will have three items on the agenda. Two non-conforming lots requesting yard setback variances at 1516 Bessie Street and 503 Bransford Drive. The third item is a variance to reduce parking spaces at the future Shoppes at Mooreland from 5.5 to 4.1 ratio.
- 3.2 Discussion on upcoming Specific Plan District. Candice Tillman, Assistant City Manager, spoke about the plan to annex 400 acres for mixed use development off South Main Street. The city will create legislation to allow new zoning to accommodate a walkable, bikeable, living space that provides a work, live and play environment. The town center would include a commercial corridor with a variety of housing options, community gathering spaces such as dog parks, trails and amenities. Mrs. Tillman gave four visual examples to include, Stephens Valley in Nashville, Belle Farms in Franklin and Indian Lakes in Hendersonville. The September Planning Commission meeting, staff will present the new zoning ordinance amendment for the new zoning district. Kathryn Withers with Barge Design came to the podium to introduce themselves as the consultants in the new proposed 400 acres living area of Springfield.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. The Planning Commission adjourned at 5:14 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:


Kimberly Atlee, Senior Planner