

**MINUTES**  
**PLANNING COMMISSION**  
**Springfield Municipal/Regional Planning Commission**  
**Thursday, September 1, 2022**

**Commissioner's present**

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

**Commissioner's absent**

Tony Townsend  
Buzzy Poole

**Staff present**

David Brewer  
Candice Tillman

1.0 Call to Order

Chairman Allen called the meeting to order at 5:02 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 Gragg moved to approve the minutes from the Planning Commission meeting held August 4, 2022. The motion was seconded by Commissioner Thomas and passed all in favor.

1.4 Request to add the annual voting for the Chairman position to the agenda. Commissioner Boyd moved to add the item to the agenda. 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 Annual voting for the Chairman position. Dustin Thomas made a motion to keep Chairman Allen as Chairman. The motion was seconded by Commissioner Boyd and passed all in favor.

2.2 Case Number SUB2020-20 Discuss and possibly take action on Maintenance Bond for Green Hills Subdivision, Section 1 Phase 4. Mr. Brewer explained Reyes Construction has completed the infrastructure for the section of Green Hills and have met the punch list and ready to move to a maintenance bond. Staff recommended approval.

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

2.3 Case Number SP2022-19 Discuss and possibly take action on a Liquor store request at 3550 Tom Austin Hwy (All Star Market). Mr. Brewer explained this project has been

discussed prior however they have removed an applicant and thus re-applied to seek the application from the city and meet all requirements as set out by the municipal code and staff recommends approval. Commissioner Boyd questioned if there was enough parking. Mr. Brewer confirmed there was adequate parking.

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

2.4 Case Number RZ2022-06 Discuss and possibly take action on a Rezone request at 301 5<sup>th</sup> Ave W. from RS10 to CC (Map 081E, P, 007.00) (Central Christian Church). Mr. Brewer explained the church is planning to merge congregations with First Presbyterian Church and lease the property to Willow Oak Center for Learning to expand their offerings. Staff recommended approval. Commissioner Allen questioned if this would allow them to performances and if there would be a limitation on the occupancy limits. Mr. Brewer explained that would be a determination for the fire marshal. Mr. Brewer explained there is available public parking, street parking, the library as well as potential agreement with the dental office next door and thus there is adequate parking within walking distance of the facility.

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

2.5 Case Number RZ2022-07 Discuss and possible take action on a Rezone request at 2409 South Main Street from R20 to CS (Map 091J, A, 011.00) (Rawls). Mr. Brewer explained the property be rezoned to CS from R20 as it historically has been a restaurant and the owner is seeking to build a commissary for food trucks. Staff views it as a beneficial and good use of the property in the area and due to the historic use as a restaurant. Brewer explained the property lost its grandfather clause due to the lapse in utilizing the property. Staff recommended approval. Commissioners questioned possibility of spot zoning. Brewer explained Ms. Bartee's memo adequately addressed the question.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Tackett and passed 4-3 via roll call vote.

2.6 Case Number RZ2022-08 Discuss and possibly take action on a Rezone request at 1800 South Main Street from R7 to CLS (Map 091B, D, Parcel 012.00) (Dickerson). Mr. Brewer explained the parcel has historically been a commercial property. Brewer explained the restaurant on the site lost conformance due to a fire that caused the building to be down and lose the conformity. In order to bring it back into conformance and allow the parcel to operate CLS would be the best option to allow both businesses. Commissioners asked if it would meet the setback requirements. Brewer stated the buildings were pre-existing and would not require a variance as long as the structure is not made non-conforming. Commissioners asked if the setbacks were the only non-conforming setback. Brewer stated it is most likely, they could potentially add more parking but would need to implement stormwater management. Commissioner Gragg stated he was understanding it was Spot Zoning but that it was considered public good. Brewer quoted the memo attached to the

agenda from Ms. Bartee. Commissioner Bibb said he agreed that it should be rezoned to right the wrong that it should have been zoned CLS to being with.

Commissioner Bibb made a motion to approve. The motion was seconded by Commissioner Tackett and approved 5-2 via roll call vote.

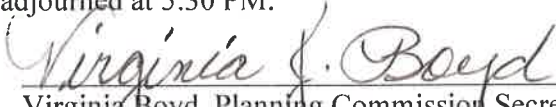
2.7 Case Number SUB2022-10 Discuss and possibly take action on Park View Townhomes Subdivision Plat on South Main Street. Mr. Brewer explained that the project has been reviewed and approved at the site plan level and that the plat is to subdivide to sell the properties as a condominium and that the plat meets the requirements and a homeowner's association has been submitted. Staff recommends approval. Commissioners questioned if the entrance was directly across the entrance to the park. Brewer confirmed it would be. Commissioner questioned the undeveloped right of way and what that meant. Brewer explained it was a unbuilt road and that occasionally property owners apply for abandonment and that it could potentially be abandoned or a roadway could be built on it.

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

### 3.0 Other/Old Business Notes

No BZA meeting on September 13, 2022.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:30 PM.

  
Virginia Boyd, Planning Commission Secretary

ATTEST:



David Brewer, Community Development Director

