

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, October 6, 2022

Commissioner's present

Chairman David Allen
Tony Townsend
Virginia Boyd
Betty Lynn Richert
Buzzy Poole
Robert Bibb
Skylar Tackett

Commissioner's absent

Alderman Jeff Gragg
Dustin Thomas

Staff present

Kimberly Atlee
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 (Commissioner Bibb arrived at 5:06)

1.3 Commissioner Townsend moved to approve the minutes from the Planning Commission meeting held on September 1, 2022. The motion was seconded by Commissioner Tackett and passed all in favor.

1.4 Request to add Item 2.5 New Road Name: Delight Court between Industrial Dr. and Electrolux Dr. Motion made by Commissioner Poole and Seconded by Commissioner Boyd and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 Case Number RZ2022-11: Discuss and possibly take action on a Rezone request on 15th Ave W and Bransford Dr. from CLS to R7. Ms. Atlee explained the request was proposed by the city and has been in the plan since November 2021. This block rezone request was initiated by the request of a property owner who wanted to rezone her lot to build a house. The area is mainly residential but zoned commercial. The rezone will conform to the neighborhood and allow owners to build residences or rebuild residences should they need to. Commissioners questioned if it was the whole block. Ms. Atlee explained the rezone would apply to the block except for the 3 lots that the owner wanted to keep CLS.

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

2.2 Case Number RZ2022-04: Discuss and possibly take action on a rezone request at 1320 S. Main St. from CS to CC. Ms. Atlee explained Venture 24 LLC. is proposing to develop row homes. By rezoning to CC they can make the most use of the land and build on zero lot lines. Commissioners asked if the staff had a recommendation. Ms. Atlee stated the Core Commercial zone will eventually make its way down South Main, staff recommends the rezone. Commissioners asked about a timeline to rezone any surrounding properties. Ms. Atlee stated Mr. Williams's properties located on Batts Blvd behind Venture 24 LLC property has requested to be rezoned to CC and is on the agenda tonight too. The property north of the subject property was not interested in rezoning at this time.

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

2.3 Case Number RZ2022-09: Discuss and possibly take action on a Rezone request on Batts Blvd. from MRO/CS to CC. Ms. Atlee explained Mr. Williams is requesting to rezone 4 lots to CC. They are currently anticipating a similar design to Venture 24 LLC's row homes.

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

2.4 Case Number SP2022-22: Discuss and possibly take action on a Liquor Store request at One Stop Market, 2018 S. Main St. Ms. Atlee explained the property owner is looking to add a liquor store to the convenience store. The liquor store would be a separate business with their own entrance within the building. The owner is considering adding an outdoor entrance. Liquor store is a permitted use in this zone. The lot is non-conforming due to minimum lot area and parking requirement but it is grandfathered. Commissioners questioned if they were adding to the building. Ms. Atlee explained that the liquor store would be included under the roof of the existing building. Commissioner Townsend questioned if the 16 parking spaces were for the liquor store. Ms. Atlee stated it was for the entirety of the building. Commissioners asked if the staff had a recommendation. Ms. Atlee stated the property is grandfathered in its current condition and met the minimum qualifications.

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

2.5 New Road Name: Delight Court located between Industrial Dr. and Electrolux Dr. Ms. Atlee explained that at one-point Industrial Dr. came through here, however when the road was rerouted, the road became an access road and did not have a name. For E911 safety purposes, they are looking to assign a name to the road. Ms. Atlee noted in the next month or two there will be a Right of Way abandonment request to close off a portion of this road going through the Electrolux plant. The newly named road will eventually become a deadend court.

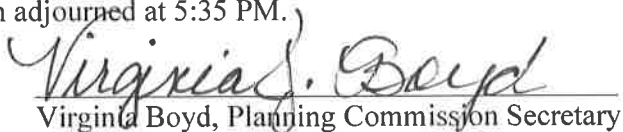
Commissioner Poole made a motion to approve. The motion was seconded by Commissioner Bibb and passed 7-0 via roll call vote.

3.0 Other/Old Business Notes

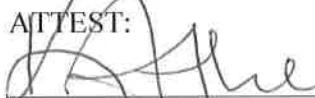
Ms. Atlee gave an update on development stats and businesses opening within City limits.

No BZA meeting on October 11, 2022.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:35 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:


Kimberly Atlee, Senior Planner