



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, September 19, 2024 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, James Phillips, Anne Greenfield, Jason Snapp, Candice Hilton

Members Absent: Travis Patterson, Sam Booher, Chip Millican

Visitors: George Smith, Shane McConnell

II. APPROVAL OF THE AGENDA

Manager Weems stated that the applicant for both the Fieldcrest future land use plan amendment and the Fieldcrest Acres Phase 1 PD Preliminary wishes to pull both new business items 3 and 4 from the agenda. Manager Weems stated that the applicant plans to bring both items back in the near future. A motion was made by James Phillips, seconded by Tim Lorimer, to amend the agenda by removing new business items 3 and 4 per the applicant's request. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the August 12, 2024 Work Session Minutes
2. Approval of the August 15, 2024 Regular Meeting Minutes

A motion was made by Jason Snapp, seconded by Anne Greenfield, to approve the minutes of the August 12, 2024 work session and the August 15, 2024 regular meeting minutes. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. The Arbor Town Homes PD Final Plat (PD23-0329). The Commission is requested to grant Final Plat Approval for The Arbor Town Homes Development located off Riverbend Drive. Staff noted that this planned development conforms to its preliminary approval. Staff noted that the new residential street has been developed without the need for any variances. Staff stated that the development will contain a total of 45 townhomes along the new Wenna Way public street. Staff further stated that the developer desires to use two surety bond instruments to provide a guarantee of improvements with this final approval. A motion was made by James Phillips, seconded by Anne Greenfield, to grant PD final plat approval contingent upon receiving the surety bonds in a form acceptable to the City Attorney. The motion passed 5-0-1 with Jason Snapp abstaining from the item.
2. The Arbor Town Homes Surety Bond (PD23-0329). The Commission is requested to accept two surety bonds for the remaining improvements associated with The Arbor Town Homes Development. Staff stated that the City Engineering department produced a bond estimate for the remaining improvements that totals \$136,205.16. Staff noted that the guarantee would be received as two separate surety bonds. One surety bond will amount to \$30,090.90 for the General items contained in the bond estimate that Land Star will produce and the other surety bond will total \$106,114.26 for the Sidewalk items contained in the bond estimate that DR Horton would produce. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to accept this guarantee of improvements contingent upon receiving the two surety bonds in a form acceptable to the City Attorney. The motion passed 5-0-1 with Jason Snapp abstaining from the item.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the approved subdivisions since last meeting.

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

No public comment was received.

IX. ADJOURN

With no further business, the meeting was adjourned at 5:45pm.