



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, September 16, 2024 at Noon

City Hall, 415 Broad Street, Conference Room 226

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, Sam Booher, Anne Greenfield, Jason Snapp, Chip Millican

Members Absent: Travis Patterson

Visitors: Candice Hilton

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

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

The Commission reviewed both sets of minutes. No official action was taken.

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 a surety bond instrument to provide a guarantee of improvements with this final approval. Staff noted that the surety bond for this site is the next item on the agenda. No official action was taken.
2. The Arbor Town Homes Surety Bond (PD23-0329). The Commission is requested to accept a surety bond for the remaining improvements associated with The Arbor Town Homes Development. Staff stated that the developer has proposed a surety bond 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 and the other surety bond will total \$106,114.26 for the Sidewalk items contained in the bond estimate. No official action was taken
3. Fieldcrest Development Land Use Plan Amendment (PD24-0131). The Commission is requested to amend the 2030 Future Land Use Plan. Staff noted that the existing future land use plan designation for the Fieldcrest development site is industrial use. Staff stated that the proposal from the developer is to convert the industrial land use designation for the site into a single and multifamily residential use. No official action was taken.
4. Fieldcrest Ph1 PD Preliminary (PD24-0131). The Commission is requested to grant contingent preliminary approval for Fieldcrest Acres PD Phase 1. Staff presented phase 1 of the Fieldcrest Acres PD development to the Commission. Staff covered the details of the proposal, stating that the plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 38.5% of the first 3 phases or 16.23 acres (all 3 phases combined is approximately 42.15 acres in size). This qualifies the development for a density of up to 8 units per acre. The proposed density of the development is 3.4 units per acre through the first three phases. Of note, phase 1 consists of a total of 24.411 acres. Unnamed Road B on the submittal is a residential lane proposed to serve 22 townhome units. Unnamed Road A is a local street cross section that will serve 34 single family homes for phase 1. Staff further described two requested variances that consist of not constructing curb or sidewalk for the first approximate 130' of Road "A" and a five foot width reduction with no curb, and no sidewalks which impacts the first 200' of the connection off "Fieldcrest West." No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

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.

IX. ADJOURN