



## **REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES**

**Thursday, June 20, 2024 at 5:30 PM**

**City Hall, 415 Broad Street, Montgomery-Watterson Boardroom**

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**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, John Moody, Sam Booher, Tim Lorimer, Travis Patterson

Members Absent: James Phillips, Jason Snapp, Chip Millican, Anne Greenfield

Staff Present: Ken Weems, AICP, Jessica McMurray, Garret Burton, Finn Hounshell

Visitors: Al Crymble, John Kunysz, Tony Grills, Patti Grills, Chance Street, Mark Jenkins, Cameron Jenkins, Calvin Jenkins, George Smith

### **II. APPROVAL OF THE AGENDA**

Staff stated that since the June work session on Monday, the contingent release of the irrevocable letter of credit for the Hunt's Crossing Phase 1A on the consent agenda is no longer contingent. Staff stated that the sole item remaining, which is the 150 feet of sidewalk, has been completed, inspected, and approved by the City's engineering division. Subsequently, staff noted that an amendment to the agenda to make the Hunt's Crossing Phase 1A irrevocable letter of credit a full release instead of a contingent release needs to be made. A motion was made by Sam Booher, seconded by John Moody, to approve the agenda as amended by making the Hunt's Crossing Phase 1A irrevocable letter of credit release a full release instead of a contingent release. The motion passed unanimously, 5-0.

### **III. APPROVAL OF MINUTES**

1. Approval of the May 13, 2024 work session minutes
2. Approval of the May 16, 2024 regular meeting minutes

With no changes identified, a motion was made by Tim Lorimer, seconded by Sam Booher, to approve the minutes of the May 13, 2024 work session and the May 16, 2024 regular meeting. The motion passed unanimously, 5-0.

#### **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.

1. Guarantee of Improvements reduction for Frylee Court (MINSUB22-0162). The Commission is requested to approve a one year extension and reduction of the cash guarantee of improvements for Frylee Court.
2. Hunt's Crossing Phase 1A Irrevocable Letter of Credit Release (PLNCOM22-0031) The Commission is requested to release the irrevocable letter of credit for the Hunt's Crossing Phase 1A.

Having acknowledged the amended agenda to make the Hunt's Crossing Phase 1A irrevocable letter of credit a full release instead of a contingent release, a motion was made by Sam Booher, seconded by Tim Lorimer, to approve the Consent Agenda. The motion passed unanimously, 5-0.

#### **V. UNFINISHED BUSINESS**

#### **VI. NEW BUSINESS**

1. Riverbend Drive Rezoning (REZONE24-0108). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P zone to the PD zone. Staff identified the vicinity of the request, along Riverbend Drive behind the Dollar Tree and the Murphy Oil properties. Staff stated that the rezoning site is approximately 5.6 acres in size. Staff noted that the owner of the property desires to build townhomes. Staff noted the trend of housing in the Riverbend Development and that the proposal would be similar to the townhome development currently being built adjacent to the rezoning site. Staff stated that they had received phone calls from the residents in the adjacent Cliffside neighborhood and had conducted an on-site meeting with several of the Cliffside residents to better understand their concerns. Public comments were received from the Cliffside residents. The comments addressed concerns about an adjacent sinkhole between the Cliffside neighborhood and the rezoning site, as well as traffic and sanitary sewer concerns. The Cliffside residents thanked staff for site visit. A motion was

made by Tim Lorimer, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning from B-4P to PD. The motion passed unanimously, 5-0.

2. Hunt's Crossing Ph2A Contingent Final Plat. The Commission is requested to grant contingent final plat approval for the Hunts Crossing Phase 2A Development. Staff stated that this section of the Hunt's Crossing connects phase 1a which originates along Summerville Road and phase 3 which originates along Shadyside Drive. Staff stated that the proposal consists of approximately 800 feet of Hunts Terrace Drive and also contains 6 lots along the new street. Staff noted that the as-built drawings are still needed to complete the project as well as two minor sewer line repairs. Subsequently, staff stated that a contingent final approval with the as-built drawings and minor sewer repair still being required. A motion was made by John Moody, seconded by Tim Lorimer, to grant contingent final approval for the Hunt's Crossing Phase 2A, contingent upon approval of the required as-built drawings and the two minor sewer line repairs. The motion passed unanimously, 5-0.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

The Commission reviewed the minor subdivisions approved since the last regular meeting.

## **VIII. PUBLIC COMMENT**

Mr. John Kunysz addressed the Commission. Mr. Kunysz thanked the Commission for their vote on the Sullivan Gardens Parkway rezoning case they heard at the previous regular meeting.

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**

With no further business to conduct, the Chairman adjourned the meeting at 6:03p.m.