



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, March 21, 2024 at 5:30 p.m.

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: James Phillips, Sam Booher, Jason Snapp, Anne Greenfield, Tim Lorimer

Members Absent: Sharon Duncan, John Moody, Chip Millican, Travis Patterson

Staff Present: Ken Weems, AICP, Jessica McMurray, Savannah Garland, Garret Burton

Visitors: Lynn Shipley, C.P. Patel, Ken Bates, Billy Robinson, two unidentified visitors

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Anne Greenfield to approve the agenda. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the February 12, 2024 Work Session Minutes

2. Approval of the February 15, 2024 Regular Meeting Minutes

A motion was made by Anne Greenfield, seconded by Sam Booher, to approve the minutes of the February 12, 2024 work session and February 15, 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Sevier Terrace Drive Rezoning (REZONE24-0029). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B and R-1C zones to the B-3 zone based upon conformance with the future land use plan. Staff presented the rezoning request, noting the location as being two parcels along Sevier Terrace Drive where it intersects with Lynn Garden Drive. Staff stated that the approximately 1.8 acre rezoning site is proposed to be combined with other parcels fronting W Stone Drive. Staff noted that the land use plan states that retail/commercial use is appropriate for the rezoning site. Staff stated that the required zoning development plan shows a portion of the proposed franchised auto dealership, along with associated parking. Staff stated that no calls had been received on the item. One visitor spoke during the public comment part of the item. The visitor stated “tear it down.” A second visitor spoke during public comment part for the item. This visitor spoke of the plight of people that will no longer be able to stay on the property once a franchised auto dealership is located on the property. James Phillips stated that this rezoning addresses property along Sevier Terrace and that the property containing hotel use is not being rezoned. A motion was made by James Phillips, seconded by Jason Snapp, to send a positive recommendation to the Board of Mayor and Aldermen in support of the zoning change. The motion passed unanimously, 4-0-1, with Sam Booher abstaining from the item.
2. Fort Robinson Alleyway Vacating (VACATE24-0032). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the Fort Robinson Alleyway Vacating. Staff stated that the proposal is in the Fort Robinson area off of Amber Street. Staff noted that applications for vacating the alley right-of-way had been received from all property owners that touch the right-of-way. Staff noted that the reason for the request is for the apartment parcel to add parking in the rear. Staff stated that no utility providers or city departments had a need for the right-of-way. A motion was made by Sam Booher, seconded by Anne Greenfield, to send a positive recommendation to the Board of Mayor and Aldermen in support of the zoning change. The motion passed unanimously, 4-0-1, with Tim Lorimer abstaining from the item.

3. Magnolia Ridge Phase 2 PD Final (PD24-0011). The Commission is requested to grant contingent Final PD approval for the Magnolia Ridge Phase 2 PD plat. Staff noted that phase 2 of Magnolia Ridge is close to being completed. Staff noted that this final phase of Magnolia Ridge would add 50 single family lots to the development. Staff recommended final PD approval for phase 2 contingent upon completing the final improvements. A motion was made by James Phillips, seconded by Sam Booher, to grant final PD approval contingent upon completion of the remaining improvements. The motion passed unanimously, 4-0-1, with Jason Snapp abstaining from the item.

4. Fire Apparatus Access Road Subdivision Regulation Amendment (PLNCOM24-0048). The Commission is requested to approve the recommended changes to the subdivision regulations to better accommodate International Fire Code Appendix D. Staff stated that they had been working with the KFD on an alternative road cross section that would allow between 50-125 multifamily units along a dead end road. The newly configured cross section, referred to as the Fire Code Appendix D cross section provides the width necessary for fire access to accommodate the maximum prescribed units. Staff presented the differences between a residential lane and the new cross section to the Commission, further demonstrating the differences. A motion was made by James Phillips, seconded by Tim Lorimer, to make the requested changes to the minimum subdivision regulations. The motion passed unanimously, 5-0.

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. No public comment was received

IX. ADJOURN

With no further business, the acting Chairman adjourned the meeting at 6:04 p.m.