



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, December 21, 2023 at 5:30 PM

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

Commission members present: Sharon Duncan, Sam Booher, Jason Snapp, Anne Greenfield, Tim Lorimer

Commission members absent: John Moody, James Phillips, Travis Patterson, Chip Millican

Staff present: Ken Weems, AICP, Jessica McMurray, Savannah Garland

Visitors present: Brandon Thompson

II. APPROVAL OF THE AGENDA

Staff stated that the applicant for item PD23-0372 has requested that the agenda item not be considered during the December 2023 meeting. The applicant stated that minor revisions were being made. A motion was made by Sam Booher, seconded by Anne Greenfield, to approve the amended agenda without item PD23-0372. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the November 13, 2023 Work Session Minutes
2. Approval of the November 16, 2023 Regular Meeting Minutes

A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of the November 13, 2023 work session and the November 16, 2023 regular meeting. The motion was 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. Lebanon Meadows Preliminary PD (PD23-0357) The Commission is requested to grant contingent Preliminary PD approval for the Lebanon Meadows Preliminary PD plat. Staff described the vicinity of the request. Staff noted that the development site had been rezoned to the PD zone earlier in the year. Staff stated that the proposal consists of one dead end residential lane, approximately 795 feet in length, to serve a proposed 14 single family homes. Staff noted that the proposal consists of 4.46 acres and will have a total of 28.5% open space to justify the proposed density. Staff noted that no variances are necessary for the proposal and that the PD zone standards have been adhered to. Staff noted that the proposal is contingent upon the construction plans being approved. A motion was made by Sam Booher, seconded by Jason Snapp, to grant preliminary PD approval contingent upon the construction plans being approved. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Receive the November - December 2023 approved subdivisions (Garland)

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

With no further business the meeting adjourned at 5:39 p.m.