



REGIONAL PLANNING COMMISSION MEETING MINUTES

Monday, December 18, 2023 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

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, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

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

The Commission conducted a review of the 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. 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. No official action was taken.
2. Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. Staff noted the vicinity of the request being the existing Polo Fields development in the City. Staff noted that the only proposed changes is to create 16 individual lots for existing homes spaces. Staff noted that this had already been done in the past for many of the home sites in the development. No official action was taken.

VII. OTHER BUSINESS

1. Receive the November - December 2023 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

The meeting adjourned at 12:20 p.m.