Mr. Douglas Toney, Staff Engineer
Mrs. Melissa Sanders, Planning Associate
Mrs. Sandra Richardson, Secretary

APPROVAL OF MINUTES:

The June minutes were presented for approval. Councilman King made the motion to approve the minutes with Mr. Goatz seconding the motion. Motion to approve the minutes passed unanimously with a vote of four to zero.

Vice Chairman McBroom announced that agenda item 3 was removed.

REVIEW OF BONDS:

Mr. Harper stated all letters of credit are in order or in the process of being updated.

OFFICIAL COMMUNICATIONS:

Director Keltner stated there were two items at City Council approved for first reading. The items for first consideration were a rezoning of property at 1418 South Main Street, and the first consideration of Morgan Meadows Subdivision.

AGENDA ITEM #3
Case #19-0015

Request from T-Square Engineering to annex with a plan of services 28 acres off Frye Road being Tax Map 52 Parcel 14 with an R-10 zoning.

Discussion:

This item was removed.

AGENDA ITEM #4
Case #19-0050

Request from Mahon Road Holdings for Planned Unit Development Master Plan revision of property on Baker Road being Tax Map 75 Parcel 11.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated with a chain link fence proposed, staff would recommend an alternative fence material be used in this area, such as brick, and consider .8 for the landscape opacity.

Discussion:

Gerald Vick, WES Engineers, representing Mahon Holdings, and Mr. Jimmy Campbell, representing Mahon Holdings were present to answer questions. A discussion was held on surrounding zonings, landscaping, material, location, appearance, and traffic. Councilman King made the motion to defer this item and give this project manager time to meet with his team to look at options for fencing. Mr. Goatz seconded the motion. Motion to defer passed with a vote of four to zero.

AGENDA ITEM #5
Case #19-0048

Request from Blake Kelley to rezone property off Mooresville Pike being Tax Map 99P Group D Parcel 16.00 from R-10 to R-6.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Blake Kelley was present to answer questions. Mr. Anthony Green Councilman 3rd Ward presented questions on behalf of his area in reference to access roads which will be two. He asked for clarification of rezoning from R10 to R6. Mr. Keltner stated that an R10 zone is 10,000 sq. ft., and R6 is 6,000sq. ft. He also asked if the trees were replaced. Mr. Harper stated that trees were cut in violation, and they were reestablished. Mr. Andrea Bullock of Spring Dale Subdivision discussed concerns in reference to property values, duplexes, price point, tree clearing, and flooding events. Mrs. Evette Bullock expressed concerns in reference to property values, traffic, crime, flooding from neighboring development, and materials. She does not want vinyl homes developed, and also asked about the price point. Mr. Blake Kelley, the property owner, stated that a mistake was made taking down all the trees, but that was not his intent. He is trying to get back in compliance. Mr. Gerald Vick stated that they are trying to get in compliance and they have planted 430 trees in order to stabilize the site.
Mr. Blake Kelley stated they were not building any duplexes, but single family homes, the cost will be between $160-180,000 framed, and the homes will not be brick. He estimated $1250-$1450 monthly per house. His focal point is first time home buyers, and he feel the housing value in the area will go up. Further discussion was price point, storm water, stream bank, traffic, violence, material, traffic study, plan review, lots, and single family homes. Mr. Keltner explained that the next step is City Council; however, this Commission and City Council does not have the authority to require brick homes be built. This is residential and not a PUD. Mr. McBroom made the motion to amend the rezone request from R10 to R6, to R10 to RS-6 with Mr. Goatz seconding the motion. The motion passed four to zero.

AGENDA ITEM #6
Case #19-0042

Request from Bill Carroll to amend the Comprehensive Plan from Urban Neighborhood to Urban Corridor and rezone property off South Garden Street from Industrial General to Mixed Residential Commercial district being Tax Map 99H Group J Parcels 10, 9, 8, and 7.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated Articles 3.18.7 (B) for the rezoning and 3.19.6 for the comprehensive plan have been included for review.

Discussion:

Mr. Bill Carroll was present to answer questions. Discussion included the Arts District, overlay, timeline, price point, and zoning. Mr. John Totty, nearby property owner, stated the idea is excellent for this area and will enhance the neighborhood and Arts District. The motion to approve was made by Councilman King, and seconded by Mr. McBroom. The motion passed four to zero.

AGENDA ITEM #7
Case #19-0046

Request from James Svarda to rezone property off Bullock Street from R-6 to RM-1 being Tax Map 89M Group A Parcels 20.01 and 20.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report, and has provided review of section 3.18.7 (B) for the Commission.

Discussion:

Mr. Richard House, SEC, was present to answer questions, representing Mr. Svarda. Discussion was on the concept, infill development, material, and parking. Motion to approve was made by Mr. Goatz, and seconded by Councilman King. Motion passed four to zero.

AGENDA ITEM #8
Case #19-0065

Request from Curt Harakas to rezone 1.5 acres from Commercial Service Office (CSO) to Mixed Residential Commercial (MRC) off Hampshire Pike being Tax Map 88N Group A Parcel 9.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and included Article 3.18.7B for the Commission review.

Discussion:

Mr. Curt Harakas, and Mr. Jared Gray Civil Design Consultant, were present to answer questions. Discussion included dorm style housing, lay out, concept plan, architectural features, colors, fixed glass, materials, parking, and student housing target marketing. For full disclosure, Mr. Goatz announced he had a realtor show him a video concept of this project. Mr. Goatz made the motion, and Mr. Pace seconded the motion. The motion passed four to zero.

AGENDA ITEM #9
Case #19-0070

Request from Allen O'Leary for final plat approval and surety in the amount of $96.00 for Honey Farm Phase 2 Section 9 off Beeswax Street.

Staff Recommendation:

Mr. Keltner gave the details of the staff report for the final plat.

Discussion:

Gerald Vick with WES, was present to answer questions. Discussion was on lot count, and future apartments phase. Mr. Goatz made a motion to approve, with Councilman King seconding the motion. The motion passed four to zero.

AGENDA ITEM #10
Case #19-0069

Request from Bill Carroll to amend the Comp Plan from Urban Neighborhood to Urban Corridor and rezone 1135 S Garden Street from Industrial General to Mixed Residential Commercial district for Tax Map 99H Group J Parcel 20.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and stated this is the second phase of his concept of the area.

Discussion:

Mr. Bill Carroll was present to answer questions. Mr. McBroom questioned site traffic flow. Councilman King made the motion to approve, and Mr. Goatz seconded the motion. The motion carried four to zero.

AGENDA ITEM #11
Case #19-0076

Request from Development Services to amend the Subdivision Regulations by adding Standard Detail MD-07 for Cluster Box Units/Mail Kiosks.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and the reason for the new standard.

Discussion:

Discussion was on residential and commercial, mailboxes, parking, ordinances, options, designs, structure, open spaces, central location, parking ratio, signage, new law, ADA requirements, HOA role, and restrictions. Mr. Gerald Vick talked about the regulations and his experiences. Ms. Marilyn Bennett shared her Kiosk experiences in Arizona. Motion to approve was made by Mr. Goatz, and seconded by Councilman King. The motion passed three to one with Mr. McBroom voting nay.

AGENDA ITEM #12
Case #19-0075

Comprehensive Plan Amendment to modify all properties bounded east by Carmack BLVD, West by South Garden Street, and south to Depot Street from Urban Neighborhood to Urban Corridor.

Staff Recommendation:

Mr. Keltner gave the details of the staff report and explained why staff is looking at the comprehensive plan for the area.

Discussion:

Discussion included the areas zoning district's potential, rezone options, and the future of the Arts District. Motion was made by Mr. Pace to approve, and seconded by Mr. McBroom. The motion to approve passed four to zero.

OTHER BUSINESS:

a. Mr. Curt Hoover 2879 Carters Creek Station Road, explained his concerns with the master plan abutting Dorothy Ann Barnett Subdivision and the ecstatics from Carter's Creek Station Road. Mr. Hoover presented a letter, and map for the Commission regarding concerns and questions in reference to the Homestead at Carter's Station development. Mr. Keltner stated Frye Road is not associated with this. Mr. Hoover read the letter in reference to four lots their irregularity, and inconsistency on a main road Carter Creek Station Road. Mr. Keltner stated that at one point the master plan showed the roadway coming out on Carters Creek Station Road, and they amended it in 2018. This commission turned the revision down, but at City Council discussion was dominated by the access to Frye road, and the conversation concerning the orientation of homes got lost. Until the Master Plan is modified any discussion would be limited. Kami Hoover 2879 Carters Creek Station Road expressed her concerns also. She stated it doesn't make sense what was done. Mr. McBroom stated that the commission is unable to consider anything until it comes back to them.
b. Mr. Ray Pace spoke about the J turns in Mt. Pleasant, and how they work. He stated that Nashville Highway will need some type of project like this one.

c. Mr. Mark King- suggested the access to Baker Road and Highway 31 be right turn only.
d. Mr. Talvin Barner 418-420 West 2nd Street, discussed his accessory structure, and it's location on his property. Mr. Keltner stated the two options would be to adjust property line or move the structure. Mr. Barner inquired about a variance to correct his issue per his discussion with Mayor Molder. One suggestion was to get a surveyor. This board cannot allow the structure to be on the property line. Mr. Barner discussed other scenario options and asked why those options would not work.

ADJOURNMENT:

Mr. Goatz made the motion to adjourn with Councilman King seconding the motion. Meeting adjourned at 6:09 p.m. with a vote of four to zero.

Planning Commission Chairman

8/14/19
Date