

Planning Commission Meeting Minutes

The Shelbyville Planning Commission met in Regular Session on Thursday, February 26, 2015 at City Hall Annex. Chairman Landers called the meeting to order at 6:00 p.m. Roll was called and the following members were present: Commissioner Davis, Commissioner Taylor, Commissioner Wilhoite, Commissioner Woodlee, Councilmember Pruitt, Mayor Cartwright, and Chairman Landers. Commissioner Pitner and Commissioner Warren were absent. Also present were City Planner Rhinehart and City Recorder Shanna Boyette.

The first item of business was approval of the Agenda. City Planner Rhinehart stated that there were no items to be added or deleted. Commissioner Woodlee made a motion to approve, seconded by Mayor Cartwright, and carried unanimously upon oral vote.

Commissioner Wilhoite made a motion to approve the minutes of the Called Meeting of February 5, 2015. The motion was seconded by Commissioner Taylor and carried unanimously upon oral vote.

Chairman Landers called for items of Old Business.

The only item of Old Business was consideration of rezoning request submitted by Gateway Church located at 1304 Madison Street (Tax Map 089 Parcel 12.00), from C-2 (Highway Service District) to I-1 (Light Industrial). The applicant was represented by Pastor Jason Daughdrill. This item was a continuation for the January 22nd Planning Commission Meeting. City Planner Rhinehart explained that the applicant has withdrawn the request for rezoning therefore the item before the Planning Commission is null and void and no vote is necessary.

Items of New Business were then in order.

The first item of New Business was consideration of a rezoning request submitted by Harold Segroves and Evan Conder, for the following nine (9) parcels located along Madison Street, between Deery Street and Alton Avenue, more particularly identified as:

- Tax Map 0780 Group J, Parcel 009.00
- Tax Map 0780 Group J, Parcel 010.00
- Tax Map 0780 Group J, Parcel 011.00
- Tax Map 0780 Group J, Parcel 016.00
- Tax Map 0780 Group J, Parcel 017.00
- Tax Map 0780 Group J, Parcel 018.00
- Tax Map 0780 Group J, Parcel 019.00
- Tax Map 0780 Group J, Parcel 020.00

Tax Map 0780 Group J, Parcel 021.00

City Planner Rhinehart provided staff comments on this item. This is a block rezone request and is consistent with the City's Comprehensive Plan. The intent of the request is to help facilitate commercial development and this is the first step in a series in order for the project to move forward. Planner Rhinehart noted that all the parcels with the exception of one would go from an R-3 zone to C-2 zone; that one particular parcel is an R-4 zone that would be reclassified as a C-2 zone as well. Planner Rhinehart's final comments included that any concerns in regards to the project would be addressed at the site plan level. Commissioner Davis inquired on if the overall goal was to combine all the referenced parcels into one parcel of which the applicants present confirmed yes. There being no further questions or discussion, Commissioner Davis made a motion to approve, seconded by Councilmember Pruitt, and carried unanimously upon oral vote.

The final item of new business was approval of four (4) hours of continuing education credits for Chairman Landers, Commission Steve Taylor, and Commissioner Allen Pitner for attendance at Tennessee Land Use Planning Seminar held Wednesday, February 5, 2015 at the Middle Tennessee Education Center. Mayor Cartwright made a motion to approve, seconded by Commissioner Woodlee, and carried unanimously upon oral vote.

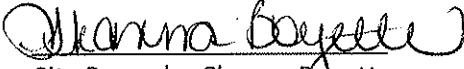
Chairman Landers called for reports from staff. Planner Rhinehart reported to the Planning Commission that the Prospective Revised Zoning Ordinance was approved on 1st Reading at the Shelbyville City Council Meeting, February Session with one minor clarification request in regards to telecommunication towers and radius. Request was to clarify that there shall be a one mile radius, 2 miles between towers. There was also a Council request for a map to be created to show locations of existing towers in Shelbyville. Planner Rhinehart will provide a copy to the Planning Commission along with Council.

There being no additional business to come before the Planning Commission, Commissioner Woodlee made a motion to adjourn, seconded by Commissioner Wilhoite. The meeting adjourned at 6:16 p.m.

Approved:


Chairman Warren Landers

Attest:


City Recorder Shanna Boyette