

Draft Minutes for the March 2, 2021 Planning Commission Regular Meeting

C) SUP21-036 Public hearing and recommendation to City Council regarding a proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway. Applicant: James Ingalls, P.E. - Moeller & Associates; Owner: Westpointe Commercial, Ltd. (Mark Wauford); Case Manager: Matthew Simmont

Mr. Simmont presented and recommended approval of the request.

Chair Edwards asked if there were any questions for staff.

Chair Edwards asked if the applicant would like to speak.

James Ingalls, 2021 St Hwy 46 S, elaborated on the intent behind the request.

Discussion followed on access, number of units, and further clarification.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Shirley Shaw stated she is attending the meeting to learn about development around the city and has no comment on the current case.

Chair Edwards closed the public hearing.

Commissioner Reaves presented points on prior context of the request and history of the site.

Cory Elrod, 503 Lakeview Blvd, provided context on the previous request and history of the land with current ownership.

Discussion followed.

Chair Edwards asked if there were any further questions or a motion.

Motion by Commissioner Reaves, seconded by Commissioner Meyer, to recommend denial to City Council of the proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway.

Discussion followed on further context of the previous request and history of the land with current ownership.

Discussion followed on the height and grade and discussion on the proposed motion.

Motion failed (2-6) with Vice Chair Laskowski, Commissioner Mathis, Commissioner Nolte, Commissioner Sonier, Commissioner Tubb, and Chair Edwards in opposition.

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council of the proposed rezoning to amend an existing Special Use Permit to allow for two-story townhomes on approximately 10 acres located on the west side of Independence Drive, approximately 1,300 feet north of the intersection of Independence Drive and Oak Run Parkway with staff recommendations. Motion carried (6-2) with Commissioner Reaves and Commissioner Meyer in opposition.

Motion by Commissioner Reaves, seconded by Commissioner Meyer, to amend the current motion with conditions of approval including no vehicular access from city property to private property, requirement of a masonry retaining wall, and a requirement of shielded lighting. Motion failed (3-5) with Vice Chair

Laskowski, Commissioner Mathis, Commissioner Nolte, Commissioner Sonier, and Chair Edwards in opposition.

Discussion followed on the conditions of the amended motion.

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