

Springfield Municipal/Regional Planning Commission

Thursday October 4th, 2018 at 5:00 PM

Meeting Minutes

I. Call to Order

II. Roll Call: Commissioners present- Allen, Mason, Townsend, Hollingsworth, Boyd, Powell, and Poole.

Commissioners absent- Sneed, Woodard

III. Approval of Minutes of September 6th, 2018 Meeting:

Motion to approve the September 6th, 2018 minutes was made by Commissioner Poole, Seconded by Commissioner Boyd. Motion to approve the minutes of September 6th, 2018 was unanimous and passed 7-0.

IV. New Business

Community Development Director David Brewer asked the Planning Commission to add the RobMont Bond Action to the agenda, Commission Poole made the motion to add RobMont Bond Action to the agenda and Commission Hollingsworth seconds the motion, the motion passed 7 -0.

Item #1 Robertson Cheatham Farmer's CO-OP Rezoning Request

A motion to discuss Item #1 was made by Commissioner Powell and a second by Commissioner Townsend. Staff introduced the item to be reviewed, this rezoning request comes from Robertson Cheatham Farmer's CO-OP and the rezoning request was from AG-2 to C-1 (County zoning). The property is located on Wallace Road. The rezoning request is to allow for a new building to be constructed for retailing farm goods. Due to the lay of the land, the parking area would extend more than 50 feet into Parcel 107.01, which is zoned AG-2. The request is to rezone that area for parking and truck access.

The motion to approve and send the rezoning request on to the Robertson County Planning Commission, was made by Commissioner Mason and the second was made by Commissioner Powell, the motion to approve the rezoning from AG-2 to C-1 passed with a vote of 7-0.

Item #2 Shawn Lehman-Grimes Rezoning Request of Parcel 034.01. Map 102 from R40 to CS Commercial Services

Commissioner Poole made the motion to discuss the item and Commissioner Boyd seconded the motion. Staff introduced Item #2, a request was made to rezone Parcel 034.01. Map 102 R40 to CS Commercial Services by the owner Shawn Lehman-Grimes, the applicant plans to revise the plat to combine this lot with the adjacent Parcel 026.00 (1.68 acres). The adjacent lot is zoned CS Commercial Services. With plat combination of the two (2) lots and the zoning modification of Parcel 034.01 Map 102 to CS Commercial Services, the owner plans to use the site for additional parking.

Commissioner Hollingsworth made the motion for the approval of the rezoning request from R40 Residential 40 to CS Commercial Services and Commissioner Powell seconded the motion. The motion passed with a vote of 7 - 0.

**Commissioner Townsend left at 5:40 p.m.**

Item #3 Electrolux Expansion

Commissioner Mason made the motion to approve with a second by Commissioner Boyd. Staff introduced Item #3, The Electrolux Expansion is an expansion of a 571, 246 square foot proposed building on the west side of Bill Jones Industrial Drive and a future warehouse of 500,000 square foot and additional trailer parking proposed on the east side of Bill Jones Industrial Drive. This project is expected to take a year to complete. Electrolux has been in discussion with City of Springfield staff for 6 – 9 months for this project.

Commissioner Powell seconds the motion, the motion passed with a vote of 7 – 0.

**Commissioner RaCarol Woodard arrived at 5:45 p.m.**

**Commissioner Wanda Mason left at 5:45 p.m.**

Item #4 Redevelopment & Infill lot discussion

**Commissioner Buzzy Poole left at 5:50 p.m.**

Staff discussed the redevelopment and infill lot proposed changes with Planning Commission, those changes include the following:

The discussion for the nonconforming lots in the R7 Residential district, has been to remove the 5 feet for each additional story and to look at the existing houses in the area and have a front yard that is the average of the existing front yards. The minimum lot width is not an issue with the non-conforming lots of record. The possible basic yard regulations that might apply to non-conforming lots in the R7 district are as follows.

Minimum front yard	Average setback of existing houses
Minimum side yard	8 feet
Minimum side yard each additional story	None
Minimum rear yard	15 feet
Minimum lot width at the street and at the setback	50 feet

The discussion for corner lots that are nonconforming in the R7 district was that the current regulations for corner lots are considered to have two (2) front yards and one rear yard and one side yard. This presents a difficulty for the nonconforming lots.

The Planning Commission instructed staff to continue writing the ordinances for the non-conforming lots and redevelopment areas.

Item: 5 RobMont Subdivision Irrevocable Letter of Credit Action

Commissioner Powell made the motion to discuss with a second by Commissioner Boyd. Staff introduced Item #5, the RobMont Subdivision Irrevocable Letter of Credit had been approved and renewed for 7 years, and staff asked the Planning Commission to either call the Irrevocable Letter of Credit or to renew the Irrevocable Letter of Credit for another year. Commission Hollingsworth stated that the Irrevocable Letter of Credit should not be called, that the owner had started the subdivision when building growth was at a lull and that he felt that he should be given another year to show progress. Commissioner Hollingsworth made the motion to approve the \$105,336.00 Irrevocable Letter of Credit for RobMont Subdivision. Commissioner Powell seconds the motion, the motion passed with a vote of 5-0.

VII. Adjourn. Motion to adjourn was made by Commissioner Powell, with a second by Commissioner Hollingsworth. Motion passed unanimously. Meeting adjourned at 6:05 pm.

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Wanda Mason, Planning Commission Secretary

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David Brewer, Community Development Director