

WORKSHOP AGENDA

Planning Commission

September 12, 2023 @ 5:30 PM

For the September 26, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 29, 2023 Meeting.
2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup Phases 1 and 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.
4. Final Plat - Portico Place, Section 2, Phase 2 & Resubdivision of Common Areas A & B of Section 2, Phase 1 - 52 Lots on 15.69 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC. **(WITHDRAWN)**
5. Final Plat - 119 Chaney Boulevard - Five Lots on Approximately 0.66 Acres. Requested by JTA Land Surveying, Inc. Property located at 119 Chaney Boulevard (Tax Map 18P, Group C, Parcel 3). R-3 (High Density Residential) Zoning District. Property owned by Amer Anglely. **(DEFERRED)**
6. Site Plan - Commercial Shell Building, Lot 3 - New Building totaling 7,206 Square Feet on 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi. **(DEFERRED)**
7. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 1. Property located off Blair Road. Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.
8. Recommendation to the Board of Mayor and Aldermen - Amendment to Zoning Ordinance - Amend Article IV, Section 4.010. Off-Street Parking Requirements - Kyle Brown & Bo Logan.

NEW BUSINESS

9. Preliminary Plat – Chaney Place – Creation of Easements on 4.3 Acres. Requested by SEC, Inc. Property located on Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
10. Site Plan – Chaney Place – 50 Townhomes on 4.3 Acres. Requested by SEC, Inc. Property located on Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
11. Site Plan – Pride Truck Sales – Addition of 49 Parking Spaces on 13.18 Acres. Requested by SEC, Inc. Property located on Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.
12. Set Bond Amount for McCormick Place (Map 14F, Group A, Parcel 1.01 and Tax Map 14, Parcels 36, 36.01 & 36.02). Requested by Wamble & Associates. PDR (Planned Density Residential) Zoning District.
13. Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.
14. Bonds/Letters of Credit Update.

ADJOURN