



**City of Millersville Planning Commission  
Meeting Minutes  
Tuesday, September 11, 2018 5:00 pm  
Millersville Community Center**

- 1) **Call to Order:** Chairman Fox called the September Special Meeting of Planning Commission and Board of Zoning Appeals to order at 5:05pm.
- 2) **Pledge of Allegiance:** Lead by Chairman Fox; followed by invocation lead by Secretary Gregory.
- 3) **Roll Call:** Secretary Gregory called the roll of Commission; a quorum was present and included the following:

**Commission Present:**

**Mr. Frank Fox  
Mr. Larry Petty  
Mr. David Gregory  
Mr. Keith Bell  
Mr. Lee Smith  
Mr. Brent Uldrich  
Mrs. Deborah Wade**

**Staff Present:**

**Mr. Rob Wheeler  
Mr. Michael Barr  
Mrs. Michelle Bernard**

- 4) **Disclosure of Ex-parte Communications:** Chairman Fox asks the Commission members if anyone has anything to disclose. Mr. Bell stated that he had spoken with Mr. Steve Moore about 2 months ago. No other comments were made.
- 5) **Approve the Minutes of the Planning Commission Meeting(s):**
  - a) **August 14, 2018:**  
Chairman Fox requests the Commission to approve the August 14, 2018 minutes. Mr. Bell made the motion to “approve the August 14, 2018 meeting minutes as presented.” Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote 7-0.**
- 6) **Public Comments (Limited to 3 minutes per speaker for items on this agenda):**  
One member of the audience asked if the developers are putting up apartments. Mr. Barr stated at this time that plans have not been determined as of yet.

7) **Action Item(s):**

a) **Conceptual Plan for Bethel Ridge Multi-use Planned Unit Development:**

Mr. Barr stated that the Developer of the subject parcel has submitted a Conceptual Plan for a Mixed-use and Mixed-density project. This project is proposed for a 154.62 acre parcel located about ¼ mile east of the I-65 Exit 104 Interchange. The land is zoned Commercial C-3 (27.34 ac) and Residential R-5 (127.28 ac).

The Development Plan includes an anticipated 120,000 sq. ft. of highway commercial businesses & a maximum of 260 multi-family units in the C-3 commercially zoned portion. The residentially zoned lands may include as many as 156 single family homes and a maximum of 142 multi-family units.

Additionally, the developer is proposing to reserve about 80 acres as open space or conservation areas. These open space areas will partially act as buffers between the project and the Quail Hollow & Deep Wood Glen Subdivisions. This far exceeds the minimum separation buffers as required by the City's Code of Ordinances. The minimum separations (buffers) are at least 120 ft. and in most areas includes deep ravines.

The City's Board of Zoning Appeals must approve Special Use requests for each zoning district to allow for the multi-family residential portions of the proposed project (**which was approved by the Board of Zoning Appeals by Unanimous Vote**).

The proposed residential unit density is less than the maximum number of units for the total parcel acreage if all of the lands were built upon.

Mr. Barr recommended approval by the Planning Commission of the Conceptual Site Plan including maximum residential units and commercial square footage and allowing the developer to move forward with design, platting and site planning. Mr. Bell made the motion to approve the conceptual plan for Bethel Ridge Multi-use Planned Unit Development. Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote 7-0.**

b) **Annexation Plan of Services for 7639 South Swift Rd (RC Map 126 Parcel 059.00):**

Mr. Barr stated the subject parcel's owner is requesting to annex this property into the City of Millersville. As required by T.C.A. 6-51-102, a Plan of Services must be approved by the Planning Commission in order to accompany the two separate Annexation Resolutions for the City Commission's approval.

The Plan of Services identifies municipal services to be provided by the annexing municipality for essential services and the timing for providing those services typically available to property and lands within a city.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission for inclusion to the Annexation of the subject property. Mr. Bell made the motion to approve the annexation plan of services for 7639 South



Swift Rd (RC Map 126 Parcel 059.00). Mr. Uldrich seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**c) Zoning Designation for 7639 South Swift Rd (RC 126 Parcel 059.00):**

Mr. Barr stated the subject parcel's owner is requesting to annex this property into the City of Millersville. A zoning designation must be approved within 60 days of annexation.

The property is currently zoned AG-2 by Robertson County. Other parcels in the area are zoned Residential R-1, R-3 and R-5, generally depending on parcel size. This parcel's size of approximately 1.0 ac and considering abutting parcels' zoning designation, the R-4 zoning is appropriate for the parcel.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission to assign a zoning designation for this parcel of Residential R-4 after annexation. Mr. Bell made the motion to approve zoning designation for 7639 South Swift Rd (RC 126 Parcel 059.00). Mrs. Wade seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**d) Annexation Plan of Services for 2 parcels of land on South Mount Pleasant Rd (a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00):**

Mr. Barr stated that the subject parcel's owners are requesting to annex their properties into the City of Millersville. As required by T.C.A. 6-51-102, a Plan of Services must be approved by the Planning Commission in order to accompany the two separate Annexation Resolutions for the City Commission's approval.

The Plan of Services identifies municipal services to be provided by the annexing municipality for essential services and the timing for providing those services typically available to property and lands within a city.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission for inclusion to the Annexation of the subject property. Mr. Bell made the motion to approve the annexation plan of services for 2 parcels of land on South Mount Pleasant Rd (a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00). Mr. Uldrich seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**e) Zoning Designations for a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00:**

Mr. Barr stated that the subject parcel's owners are requesting to annex their properties into the City of Millersville. Zoning designations must be approved within 60 days of annexation.

The Robertson County portion of RC Map 125 Parcel 177.00 is currently zoned R-30 and RC Map 125 Parcel 085.00 is currently zoned AG-2.

The owner of the portion of Parcel 177.00 proposed for annexation is requesting a zoning designation of Residential R-5. The other portion of Parcel 177.00 (located within the city limits of Millersville) is proposed to be rezoned from Residential R-1 to Commercial C-1. Both portions of this parcel's zoning designations align with the City's preliminary Future Land Use Map and vision for this area of the City.

The owner of Parcel 085.00 is requesting a zoning designation of Residential R-4. This designation is complimentary to other City and County zoning designations in the area.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission to assign a zoning designation for Parcel 177.00 of Residential R- and a zoning designation for Parcel 085.00 of Residential R-4 after annexation. Mr. Bell made the motion to approve the zoning designation for portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00. Vice Chairman Petty seconded the motion.

Mr. Barr stated that Mrs. Nash wanted to change her zoning from an R-4 to and R-5. Mr. Bell & Vice Chairman Petty withdrew their first motion and second. Mr. Bell made the motion to approve Zoning Designations for a portion of RC Map 125 Parcel 177.00 and RC Map 125 Parcel 085.00 to R-5 for both parcels. Vice Chairman seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**f) Rezone a portion of RC Map 125 Parcel 177.00 from Residential R-1 to Commercial C-1:**

Mr. Barr stated that the 7.6 ac +/- portion of the subject parcel located within the city limits of Millersville is currently zoned Residential R-1. The property owner is requesting to rezone this portion to Commercial C-1. This portion of land is located near the intersection of and fronts both Bethel Road and South Mount Pleasant Road.

There is an associated annexation of the remaining portion of this parcel with a proposed zoning designation of Residential R-5 under consideration.

There are currently several commercial uses occurring on various parcels adjacent to this parcel and in the vicinity of this intersection. The commercial C-1 zoning designation is complimentary to existing commercial zoning and uses abutting this property and in the vicinity. This proposed rezoning aligns with the City's preliminary Future Land Use Map and the vision for the future development of this area of the City.

Mr. Barr is recommending approval by the Planning Commission to recommend approval to the City Commission to rezone a portion of Parcel 177.00 from Residential R-1 to Commercial C-1. Mr. Bell made the motion to approve to rezone a portion of RC Map 125 Parcel 177.00 from Residential R-1 to Commercial C-1. Secretary Gregory seconded the motion. **Motion carried by Unanimous Vote 7-0.**



**g) Minor Subdivision Plat for Watts - Pecanty Parcel 3007 Frontier Ln & 7718 Bethel Rd (RC Map 134B Group B Parcel 057.00):**

Mr. Barr stated the owner of the subject parcel is requesting to plat a parcel that was divided by deeds using metes & bounds descriptions in 1995 without a Subdivision Plat. The original acreage appears to have been about 7.3 acres with approximately 3.0 acres sold to Mr. Hal Spears to create a portion of the Sassafras Subdivision.

There is also a house that straddles a shared property line with the parcel to the east. A new lot is being created for the portion of land where the portion of the house is located on the subject parcel.

The zoning of the parcel is Residential R-4. Both proposed resulting parcels are in conformance with this zoning designation.

Mr. Barr is recommending approval by the Planning Commission to subdivide the parcel per Final Plat drawings. Mr. Bell made the motion to approve the Minor Subdivision Plat for Watts – Pecanty Parcel 3007 Frontier Ln & 7718 Bethel Rd (RC Map 134B Group B Parcel 057.00). Mrs. Wade seconded the motion. **Motion carried by Unanimous Vote 7-0.**

**8) Development Services Department Report:**

- a) Board of Zoning Appeals Meeting Summary – None
- b) Planning & Zoning Activities – None

**10) Commissioners Comments & General Discussion:**

No comments were made.

**11) Public Comments (Limited to 3 minutes per speaker for only items not on this agenda):**

No comments were made.

**12) Next Planning Commission Meeting is scheduled for October 13, 2018.**

**13) Adjournment:**

Mr. Bell made the motion to adjourn, seconded by Mr. Uldrich.

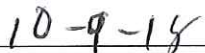
**Motion carried by Unanimous Vote.**

**Meeting adjourned at 6:45pm.**

  
Chairman Frank Fox

  
Board Secretary David Gregory

  
Recording Secretary Michelle Bernard

  
Approval Date