# WORK SESSION/Items of Discussion

**Tuesday, August 16, 2022**

# 3:00 PM

**Review/Discuss:** Minutes from July 19, 2022 Attachment: [July 2022 Minutes](https://www.dropbox.com/s/tlgd64lkt4gpsxo/07-19-22%20Planning%20Zoning%20Minutes.pdf?dl=0)

**Old Business:**

**Item 4.:**

1. Deferred item from July 19th meeting - Final Plat approval for Lot 1 and Lot 2 of Hooten2 Subdivision without stormwater detention. Attachment: [Hooten2 Subdivision](https://www.dropbox.com/s/gpmfw9f5a3l908s/Hooten2%20Subdivision%20-%20Belfast%20Ave-Spring%20Place%20Rd.pdf?dl=0)

**New Business:**

**Item 5.:**

1. Discuss Site Plan approval for Vulcan Holdings, LLC at 1601 Rock Crusher Road. Attachment: [Vulcan Holdings, LLC Site Plan](https://www.dropbox.com/s/x6li1yjtcorzb38/1601%20Rock%20Crusher%20Rd-MajorSitePlan22-0401.pdf?dl=0)
2. Discuss recommendation to City Council for Rezoning Request 1164 Rodgers Road from C-2 Commercial to R-2, Medium Density Residential for the purpose of single-family residential. Attachment: [Rezoning Request 1164 Rodgers Road](https://www.dropbox.com/s/v0im1evre5bznk1/071C%20-%20B%20-%20030.00%20-%201164%20Rogers%20Rd.pdf?dl=0)
3. Consider Final Master Development Plan for Bridle Downs Subdivision at Bob Davis Road. The proposal is for 252 lots; 114 single family lots and 138 townhomes on 50.7 acres zoned High Density Planned Unit Development (HDPUD). Attachment: [Bridle Downs FMDP](https://www.dropbox.com/s/x2slkefrjabi2nf/Bridle%20Downs%20FMDP%202022-08-04%20%28edited%29.pdf?dl=0)
4. Consider request for Variance at East Hill Street (Map 064J – Group A – Parcel 013.00). The reason for the request is due to the size of the remaining acreage (0.40 acres) from the original Planned Unit Development. The original development did not allow for amenities, open space, or provide a Master Development Plan. Presented by David Jent, Owner. Attachment: [East Hill Street PUD Variance](https://www.dropbox.com/s/fl8wk53leuwn5a1/East%20Hill%20St%20-%20David%20Jent%20%28past%20plats%29.pdf?dl=0)
5. Discuss recommendation to City Council for Annexation and Rezoning Request for Spring Place Road & S Ellington Parkway. Attachment: [Annexation & Rezoning Request Spring Place Rd/S Ellington Pkwy](https://www.dropbox.com/s/u115oftau0wivqa/Item%20E%20-%20S%20Ellington%20-%20Spring%20Place%20Rd%20Request.pdf?dl=0)
6. Discuss recommendation to City Council for Rezoning Request 1351 Old Belfast Road (Map 0714 – Parcel 020.00) from C-2 Commercial to R-3, High Density Residential for the purpose of 4-plex, triplex or duplex residential within an acre of the property. Presented by Rodney Callahan, Owner. Attachment: [Annexation & Rezoning Request 1351 Old Belfast Rd](https://www.dropbox.com/s/bgai3f86mpejzb9/1351%20Old%20Belfast%20Rd%20-%20Rezoning%20Request.pdf?dl=0)
7. Discuss recommendation to City Council of Chapter No. 994 (HB2534/SB2692). Process of approval of subdivision plats by regional and municipal planning commissions amended.

Attachment: [Chapter No. 994 (HB2534/SB2692)](https://www.dropbox.com/s/kla56zbwaugdzno/Chapter%20No.%20994%20%28HB2534-SB2692%29.pdf?dl=0)

1. Discuss street width and curb and gutters. Attachment: [Curb & Gutters](https://www.dropbox.com/s/puuln7l3n25kaa2/Appendix%20B%20Curb%20and%20Gutter.pdf?dl=0)
2. Discuss High Density Planned Unit Development verses Low Density Planned Unit Development. Attachment: [HDPUD vs LDPUD](https://www.dropbox.com/s/p1frlzilboi0hqs/HDPUD%20vs%20LDPUD.pdf?dl=0)
3. Discuss develop inside out.