AGENDA FOR THE MEDINA MUNICIPAL/REGIONAL PLANNING COMMISSION MEETING MONDAY, DECEMBER 11, 2023 5:30 PM

- I. DETERMINATION OF QUORUM AND CALL TO ORDER
- II. REVIEW AND APPROVAL OF MINUTES
- III. CITIZENS COMMENTS
- IV. NEW BUSINESS
 - A. Site Plan Medina Fuel Center
 - B. Final Plat Crosswynd Subdivision Section 3B
 - C. Discussion on potential zoning amendments to allow less restrictive lot requirements
 - D. Discussion on potentially updating land use plan components
- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VII. ADJOURNMENT



MEMORANDUM

TO: Medina Municipal / Regional Planning Commission

FROM: Donny Bunton, Community Planner

DATE: December 5, 2023

SUBJECT: STAFF PLANNER'S REPORT ON AGENDA ITEMS

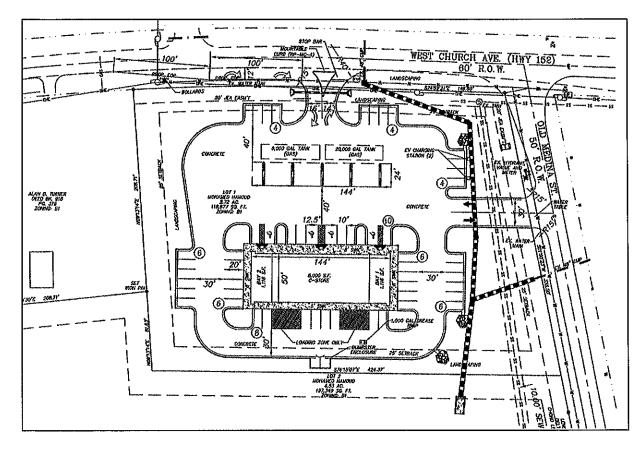
I. DETERMINATION OF QUORUM AND CALL TO ORDER

II. REVIEW AND APPROVAL OF MINUTES

III. CITIZENS COMMENTS

IV. NEW BUSINESS

A. Site Plan – Medina Fuel Center



Background. A site plan has been submitted for construction of a proposed convenience store to be located at the southwest corner of Highway 152 and Old Medina Street (Tax Map 177, Parcel 13.03). The property is 118,677 square feet in size and it is zoned B-1 (General Business). The proposed convenience store would be 7,232 square feet in size. The property is owned by Two M-LLC and it is being developed by Mohamed Hamoud.

Analysis. The staff planner has the following comments and concerns:

- The staff planner has reviewed the landscape plan and found that it meets the minimum required criteria.
- A copy of the TDEC permit will need to be provided to the City for verification purposes.
- A copy of the TDOT permit will need to be provided to the City for verification purposes.
- It should be determined by the City Engineer whether drainage standards would be met, or whether additional drainage improvements will be needed.
- A certificate of approval of the Planning Commission should be placed on the site plan.
- A certificate of accuracy to be signed by the design engineer should be placed on the site plan.
- The zoning of the property and abutting properties is supposed to indicated on the site plan.

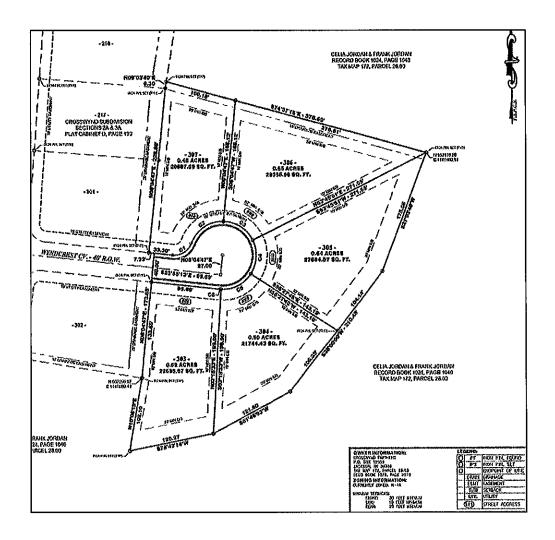
Recommendation. The staff planner recommends the above noted comments and concerns be properly addressed prior to approval.

B. Crosswynd Subdivision – Section 3B

Background. A final plat has been submitted for the creation of 5 lots in Crosswynd Subdivision. The property is located on the east side of Blackmon Street and it is zoned R-1A. The property comprises 3.00 acres and it is not located in a designated flood hazard zoned. The construction drawings for this phase were approved on March 13, 2023.

Analysis. It appears that all minimum standards have been met.

Recommendation. The staff planner recommends if an appropriate performance bond is established in an amount specified by the City Engineer.



C. Discussion on potential zoning amendments to allow less restrictive lot requirements

Two separate requests have been made by developers which would allow for less restrictive lot requirements for new residential developments.

Shane McAlexander has requested that the R-2 district provisions be revised so that:

- The minimum lot size is reduced from 9,000 square feet to 6,500 square feet.
- The minimum lot width is reduced from 70 feet to 50 feet.
- They also wish to discuss provision 5(h)2 which states: On a lot less than fifty (50) feet in width at the building line no building shall exceed one and one-half (1 ½) stories or twenty-five (25) feet in height.

Also, Kevin Clark has requested re-consideration of his request, made in 2021, to create a new zoning residential zoning district which would allow smaller lot sizes and narrower lot widths. The request resulted in the proposal of the R-1B

zoning district, which failed to be approved by the City Board. The R-1B proposal will be included in the agenda packet.

D. Discussion on potentially updating land use plan components

The staff planner will discuss whether to proceed in updating the components of the City's Land Use Plan. Presently the planning documents, currently in effect are:

- -Developmental Goals, Policies, and Objectives dated April 9, 2007
- -Future Land Use Map dated 2005
- -Major Road Plan dated January 26, 2013

The staff planner will discuss potentially updating all three documents and then combining them into one "Land Use Plan" for the City.

- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VI. ADJOURNMEN