

**MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, JUNE 2, 2025
5:00 PM**

I. DETERMINATION OF QUORUM AND CALL TO ORDER

Jonathan Roland called the meeting to order and determined a quorum. Present were Scottie Betts, Grayson Chandler, Chad Nunnery, Marc Murdaugh, Jonathan Roland, Sam White, and Ronnie Leech. All members were present.

II. REVIEW AND APPROVAL OF MINUTES

A quorum of members that attended the May meeting were determined to be present and those meeting minutes were approved by a unanimous vote of those members.

III. CITIZENS COMMENTS

A. None

IV. NEW BUSINESS

A. Performance Bond Release / Maintenance Bond Establishment – Graves

Crossing North – Phase 2, Sections 1 & 2 Clark Family Homes requested the release of the performance bonds and the establishment of maintenance bonds for Graves Crossing North – Phase 2, Sections 1 & 2. The City Engineer approved the release of both performance bonds and recommended establishing a maintenance bond in the amount of \$19,647.24 for Section 1 and \$29,894.11 for Section 2. Chad Nunnery made a motion to approve the release of the performance bonds and the establishment of both maintenance bonds as recommended by the City Engineer. The motion was seconded by Grayson Chandler and passed by a unanimous vote of the Commission.

B. Rezoning Request – Clay Goodrich – Mr. Goodrich (on behalf of MGM Properties) requested the rezoning of property located at 357 West Church Street from B-1 (General Business) to R-2 (High Density Residential). MGM Properties owns an existing multi-family use (Cherrywood Apartments) on an abutting property and would like to expand onto the subject property. The Staff Planner noted that this property was previously zoned R-2, but was rezoned to B-1 in 2009 and designated for commercial growth by the City's adopted future land use map. He also noted that the property abuts an existing R-2 zoning district, so it would not constitute a spot zone if the request was granted. The Staff Planner recommended that the property remain zoned B-1. Chad Nunnery made a motion to rezone the property at 357 West Church Street from B-1 (General Business) back to R-2 (High Density Residential). The motion was seconded by Sam White, and it passed by a 6-1 vote with Scottie Betts voting opposed.

V. OLD BUSINESS

- A. Discussion on potential expansion of the Urban Growth Boundary** – The Staff Planner gave an update on the draft of the proposed revised Urban Growth Boundary Report that he is preparing. We are currently waiting on an estimate for the potential utility expansion costs for the proposed UGB.

VI. OTHER BUSINESS

- A. None

VII. ADJOURNMENT

Meeting Adjourned

A handwritten signature in black ink, appearing to read "Don White". The signature is written in a cursive style with a horizontal line through the middle of the last name.