



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

June 16, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Scott Russ, Secretary
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Jon Greene
Shannon Preston
Noah Myers
Hank Standaert, Youth Representative

MEMBERS ABSENT

Michael Bellamy

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

Staff recommended that Agenda Item #4 be removed from the agenda due to incomplete field items.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

2. Approval of minutes – May 19, 2022

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

3. Appointment of youth representative

Staff noted that this is a Planning Commission decision and staff did not have a recommendation. Staff did note that, historically, seniors have been given preference over juniors since there would otherwise be no additional opportunities for appointment. Staff commended Hank Standaert for his excellent service as youth representative during the past fiscal year. Mr. Standaert read a note he had prepared thanking the Commission for the opportunity to serve as youth representative.

Commissioners commended Hank Standaert for his service. Commissioner St. Clair then mentioned that, in looking at the applications for youth representative for the upcoming fiscal year, Hayley Sims would be a good choice since she was a senior and expressed an interest to pursue studies in urban planning in college. Commissioner St. Clair moved to nominate Hayley Sims as youth representative. Motion was seconded by Vice Mayor Povlin and was approved unanimously.

4. Discussion and public hearing on approval of a final plat for Phase 2 of the Meadows on McFee Subdivision, Parcels 019 and 014.04, Tax Map 162, 26.44 Acres, 48 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant) – This item was removed from the agenda due to incomplete field items.

5. Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)

Staff reviewed this item and noted that the applicant had requested three variances to the Subdivision Regulations that would require separate action prior to acting on the preliminary plat.

Some discussion among commissioners ensued. Concerns were expressed over the proposed access onto Champions Point and that it does not meet sight distance standards and that there is an option for a direct access to Kingston Pike at a signalized intersection with Old Stage Road. Stacey Walters, the resident across from the proposed access, spoke of her safety concerns with the Champions Point access.

The applicants discussed their efforts to obtain land to the south and that there were limited opportunities concerning the access to Champions Point. The applicant expressed a desire to avoid accessing the residential area through the commercial area and proposed to re-visit options to enhance safety along Champions Point. The applicant requested a postponement until they could evaluate this in more detail.

A motion was made by Commissioner Myers to postpone action on this agenda item until a later date when the applicant could complete additional evaluations related to access onto Champions Point. Motion was seconded by Mayor Williams and was approved unanimously.

6. Discussion and public hearing on approval of a site plan associated with a remodel of and expansion to the Casey's Convenience Store, 701 N. Campbell Station Road, .92 Acres, Zoned C-2 (CESO, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed:

- 1) The addition is proposed to match the existing building material which, given its size and the size of the addition, would seem appropriate. The proposed building colors will be shown by the applicant on a color board that will be provided at the meeting.
- 2) The bald cypress should not be within the parking lot island. Staff would recommend a different species in that location due to root intrusion. A mix of at least a couple of shade trees is recommended as well. Please ensure the plan shows existing trees that are being removed (namely the zelkova's around the car wash area). All new shade trees will need to be specified as a minimum 2 inches in caliper at planting.
- 3) Please ensure that the boxwoods closest to the ice machine are spaced far enough away to lessen potential conflicts as the shrubs mature.
- 4) The bicycle parking detail does not match the layout sheet dimensions for this facility. Please ensure that they are consistent.
- 5) If the parking spaces shown are more than is needed, please revise to the lower parking option, and increase landscaped area.
- 6) Please date the engineer seals on the plan sheets and sign, seal, and date the architectural exterior elevations.

The applicant spoke on behalf of their request. A question was raised concerning whether any changes were being proposed to the outdoor site lighting. Commissioners wanted to add as a

7th comment to be addressed “a verification that the existing lighting is in compliance with the Town’s requirements should the applicant desire to replace fixtures.”

With this additional comment included, a motion was made by Vice Mayor Povlin to follow staffs’ recommendation. Motion was seconded by Mayor Williams and was approved unanimously.

7. Discussion and public hearing on approval of a site plan associated with a remodel of and expansion to the Casey’s Convenience Store, 13061 Kingston Pike, 1.27 Acres, Zoned C-1 (CESO, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed:

- 1) The addition is proposed to match the existing building material and roofline. At this location, the addition is much larger, and the building has a flat roof. A question here is whether some vertical articulation could be applied to add more interest along the roofline. The east elevation also has a blank wall appearance that may need some architectural detailing. The proposed building colors will be shown by the applicant on a color board that will be provided at the meeting.
- 2) The bald cypress should not be within the parking lot island. Staff would recommend a different species in that location due to root intrusion. All new shade trees will need to be specified as a minimum 2 inches in caliper at planting.
- 3) The bicycle parking detail does not match the layout sheet dimensions for this facility. Please ensure that they are consistent.
- 4) If the parking spaces shown are more than is needed, please revise to the lower parking option, and increase landscaped area. Some landscaping will be needed around the building (perhaps east side of addition) to meet the required square footage of landscaped area between the building and parking lot. Please identify these landscaped areas and include the calculation in the revised plan set. Parking lot islands do not count toward fulfilling the required amount of landscaping between the building and parking lot.
- 5) Please date the engineer seals on the plan sheets and sign, seal, and date the architectural exterior elevations.
- 6) A lighting plan sheet was included with this location. Please verify if there are any proposed changes to the exterior lighting and, if so, please provide a lighting plan to satisfy the requirements of the Town’s Outdoor Site Lighting provisions in the Zoning Ordinance.
- 7) Please provide calculated fire flow using Appendix B & C of the IFC.

During a brief discussion, Commissioners were okay with the material and roofline of the proposed addition since it would match the existing building. Landscaping would be added to the east side of the building and would help to break up the blank wall appearance while also bringing the landscaping into compliance in terms of the square footage required between the building and parking lot. A motion was made by Vice Mayor Povlin to approve the site plan subject to the remaining staff comments being addressed. Motion was seconded by Commissioner Myers and was approved unanimously.

8. Approval of utilities

None.

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9. Citizen forum

None.

The meeting adjourned at 8:08 p.m.



Scott Russ, Secretary