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Commission Members
Steve Rice, Chairperson
Ken Dozer, Vice Chairperson
Kendra Scott
Kasey McCrary
Maurice Young

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION
REGULAR MEETING AGENDA
DECEMBER 13, 2022

1. Call to Order
2. Approval of Minutes – November 22, 2022
3. Continuation of Development Plan and Parking Waiver from the November 22, 2022 meeting for Entertainment Menu, located at 1506 Ring Road
4. Review of a Development Plan for The Volt Apartments located at 297 Hutcherson Lane
5. Director's Report
6. Commission Member Items
7. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
DECEMBER 13, 2022**

A meeting of the Elizabethtown Planning Commission was held on December 13, 2022 at 6:00 p.m. at City Hall in the 2nd floor Council Chambers, located at 200 West Dixie Avenue, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Maurice Young

Kasey McCrary

Cindy Walker, City Council Representative (non-voting member)

Commission members absent:

Kendra Scott

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner

Matt Hess, Commission Attorney

The following matters were considered:

 **PLANNING COMMISSION MINUTES**
DECEMBER 13, 2022 

APPROVAL OF MINUTES

NOVEMBER 22, 2022 PLANNING COMMISSION REGULAR MEETING MINUTES

On a motion made by Commissioner McCrary, seconded by Commissioner Young, the following resolution was adopted.

RESOLVED, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on November 22, 2022.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Young

NOT PRESENT: Commissioner Scott

**PLANNING COMMISSION MINUTES
DECEMBER 13, 2022**

DEVELOPMENT PLAN AND PARKING WAIVER for 1506 Ring Road

Request: Approval of development plan and parking waiver to reduce the required number of parking spaces from 303 to 159 (47.5%)
Project Name: Entertainment Menu
Location: 1506 Ring Road
Owner: DENTAC Properties, LLC
Applicant: DENTAC Properties, LLC

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. The development plan is for an indoor entertainment complex that would provide a restaurant/bar, bowling, axe throwing, arcade and laser tag. Mr. Hawkins stated at the 11/22/2022 Planning Commission meeting, the Commission tabled the request as the applicant exceeded the maximum amount of spaces that the Commission can waive (50%). At the direction of the Commission, staff worked with the applicant to come up with a solution to bring the waiver request below the 50% threshold. Mr. Hawkins said in discussing space needed for the restaurant, it was determined that 7,500 square feet was an overestimation, and after reevaluating the square footage it was determined that the more realistic square footage needed for the restaurant use was 4,600 square feet, which brought the waiver request below the 50% threshold. The applicant is requesting a parking waiver reduction of required number of parking spaces from 303 to 159 (47.5%).

Testimony in favor:

No one spoke in favor.

Testimony in opposition:

No one spoke in opposition.

Deliberation:

The Commission asked if the applicant is still pursuing a parking agreement with Home Depot and Sam's. The applicant stated they are.

On a motion by Commissioner Dozer, seconded by Commissioner McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the development plan with parking waiver to reduce the minimum spaces required from 303 to 159, a 47.5% waiver, conditioned upon the restaurant having a maximum space of 4,600 square feet.

**PLANNING COMMISSION MINUTES
DECEMBER 13, 2022**

The vote was as follows:

YES: Commissioners Dozer, McCrary, and Young

NO: Chairperson Rice

NOT PRESENT: Commissioner Scott

**PLANNING COMMISSION MINUTES
DECEMBER 13, 2022**

DEVELOPMENT PLAN for 297 Hutcherson Lane

Request: Approval of development plan
Project Name: The Volt Apartments
Location: 297 Hutcherson Lane
Owner: James and Melissa Jenkins
Applicant: Denton Floyd Real Estate Group

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the development, reviewing the adjoining zoning classifications and developments. He stated the development plan is for The Volt multifamily development. This development is proposing fourteen apartment buildings with 356 dwelling units, one clubhouse/pool, a carwash station, and multiple playground areas. Mr. Hawkins reviewed access points, parking, and landscaping. Mr. Hawkins also presented a slide show to the Commission provided by the applicant.

Testimony in favor:

No one spoke in favor.

Testimony in opposition:

No one spoke in opposition.

Deliberation:

The Commission discussed the location of the access point off South Wilson Road and asked if there were any plans for a traffic light in the future. Staff responded that a traffic light would be unlikely, but a left turn lane could be a possibility.

On a motion by Commissioner Dozer, seconded by Commissioner McCrary, the following resolution was adopted based on staff analysis and testimony heard today.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the development plan, conditioned upon obtaining the necessary approvals of all City departments and outside agencies.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Young

NOT PRESENT: Commissioner Scott

**PLANNING COMMISSION MINUTES
DECEMBER 13, 2022**

Director's Report:

The Chairperson introduced the agenda item. Mr. Reverman discussed updating the Zoning Ordinance regarding short-term rentals, parking regulations, group housing, and solar energy.

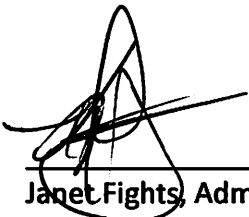
Commission Member Items:

The Chairperson introduced the agenda item. There were no items to discuss.

Adjournment:

There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Young. Chairperson Rice declared the meeting adjourned at 6:29 p.m.

Prepared by:



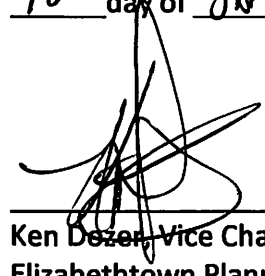
Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits

DVD of the meeting available for review

ADOPTED AND APPROVED

10TH day of January, 2022



Ken Dezer, Vice Chairperson
Elizabethtown Planning Commission