

BROADWAY PLANNING COMMISSION
July 13, 2020

The Broadway Planning Commission met on July 13, 2020 in the Council Chambers of the Broadway Municipal Building. Commission Members present were Kathy Boase, David Jordan, Eddie Long, Steve Shifflett, and Brenda Pultz. Staff member Kyle O'Brien was present. Staff member Marla Kline joined the meeting electronically via Zoom. Also in attendance was Seth Roderick.

Chairman Kathy Boase called the meeting to order at 7:00 p.m.

Approval of Minutes:

Steve Shifflett moved, seconded by Eddie Long, to adopt the minutes of the December 9, 2019 session of the Planning Commission. The motion was approved with the following recorded vote:

Kathy Boase	Aye	David Jordan	Aye
Eddie Long	Aye	Brenda Pultz	Aye
Steve Shifflett	Aye		

Special Use Request & Rezoning Request, West Springbrook Rd.:

The Town Manager reviewed the request with the Planning Commission and stated that the property is located east of the Cornerstone Church on W. Springbrook Road. Currently, this property is zoned R-2, which allows duplex units. He noted that a subdivision was approved years ago for this development, which included 16 duplex units, but it was never developed. He stated that this request would change the zoning to R-3, which allows townhouses, for a 30-unit development. He further stated that as proposed, it does meet the Town's requirements for townhouse development, and the streets would all be public, and not private. He reminded members that the Town's Land Development Regulations were revised several years ago to include specific requirements for townhouse developments.

He concluded by stating that all adjoining property owners will be notified of this request, and a joint public hearing will be scheduled with the Town Council on August 4, 2020 for the consideration of this Special Use Permit and Zoning Request.

In response to various Commission questions and discussion, Seth Roderick, representing the developer, advised that the units would each be 3-story units, with a maximum height of 35'. He further advised it is planned for each unit to have a garage and driveway thus providing two spaces per unit. Additionally, he noted that the owner has included a Statement of Proffers outlining the proposed project's aesthetics, as well as proposed vegetative screening/landscaping. He concluded by stating that they feel this development would serve as a transition between the business and industrial uses to the west and the residential uses to the east, north, and south of the property.

A copy of the proposed development plat, along with statement of proffers, are included herewith the minutes.

There being no further business, the meeting was adjourned.

Marla W. Kline, MMC, Town Clerk