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***Office of Planning***

***Planning Commission***

**December 12th, 2023**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES OF THE REGULAR MEETING OF October 10th, 2023.**

**NEW BUSINESS**

**VARIANCE**

1. **PL-1775 - Hilltop Body Shop Variance –** Request for a Variance to allow a 6-foot fence and a 20-foot bufferyard. The subject property is located on the west side of U.S. Hwy 51 N, north of Nesbit Rd and south of License Dr, more specifically 2181 U.S. Hwy 51 N, in Sections 24, Township 2, and Range 8, Chance Walker, IPD, representing Ronnie Rowland, owner.
2. **PL-1776 – Longview Point Design Variance -** Request for a Design Review Variance to allow metal panels on the exterior of the building. The subject property is located on the south side of Byhalia Road and east of McIngvale Road, more specifically 1100 McIngvale Road, in Section 8, Township 3, Range 7, Patrick Smith, AERC, representing the owner.
3. **PL-1777 – Forest Meadows Lot 8 setback Variance –** Request for a Variance to encroach 15-feet into the 50-foot setback. The subject property is located on the west side of Jaybird and south of trapper Dr in Sections 8, Township 3, and Range 7, Jon Stevenson, the owner.

**CONDITIONAL USE**

1. **PL-1774 – Hilltop Body Shop Conditional Use –** Request for a Conditional Use to allow limestone. The subject property is located on the west side of U.S. Hwy 51 N, north of Nesbit Rd and south of License Dr, more specifically 2181 U.S. Hwy 51 N, in Sections 24, Township 2, and Range 8, Chance Walker, IPD, representing Ronnie Rowland, owner.

**SUBDIVISION**

1. **PL-1773 Getwell Farms Phase 1 Final Plat** - Request for final plat approval for 1 lot on 2.96 acres for The Collection at Getwell Farms. The subject property is located on the west side of Getwell Road, south I-269 in Sections 33, Township 2, and Range 7,
2. **PL-1779 Nesbit Phase 14, Lot 10** Request for final plat approval for 1 lot on 3.52 acres. The subject property is located at the southern terminus of Nesbit Drive, South of Nesbit Road, West of U.S. Highway 51, and east of Gwynn Road, in Section 25, Township 2 South, Range 8 West,