

Planning and Development Board
Minutes
August 4, 2025
6:00 PM
Council Chambers

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Vice Chair Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock, alternates Sylvester Echols and Robert Bounds. The Deputy City Clerk, Natasha Peacock, and staff members were present. Mr. Bounds was not in attendance.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair M. Roy asked the Board for action to approve the Agenda.

A motion was made by Mr. Follmar and seconded by Mr. Werth to approve the Agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock. Nays: None. all yeas, motion carried.

4 Public Opportunity to speak on Agenda Items

5 Consent Agenda

5.1 Planning & Development Board Meeting Minutes July 7, 2025

Chair M. Roy asked the Board for action to approve the Consent Agenda.

A motion was made by Mr. Follmar and seconded by Mr. Werth to approve the Consent Agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock.

Nays: None. all yeas, motion carried.

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

8 Final Plats and PUDS

8.1 Longview Estates Plat Approval

Mr. Nicolas Schwendt, Planning Administrator, informed the board of the background information for this plat approval. He stated that the Staff received the initial application for the Longview Estates subdivision on March 25th, 2025. It has since gone through staff review, and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents.

This subdivision is proposed off of Long Drive, to the north of E First Avenue, and to the south of Wainwright Drive at 669 Long Drive. The project proposes 15 lots, two fronting Long Drive and the remaining 13 from a new road that connects to Long Drive, upon approximately 3.25 acres. This results in a gross density of approximately 4.61 units per acre, which is allowable per the

applicable zoning and future land use requirements (up to 8 units per acre allowed). Any minor comments that are outstanding at this time are not expected to affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that affect the layout or scope proposed, it will be brought back for review.

Chair M. Roy asked for comments from the board and the public. There were no comments. He then asked for action.

A motion by Mr. Warren and seconded by Mr. Medlock to approve the Longivew Estates Plat. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11. 1. Director's Report

Planning Administrator N. Schwendt updated the Board with the following information:

Development Orders Issued: Freedom Walk Subdivision - 474 lot subdivision development located on 156 acres located on Old Bethel Road.

Additional Developments in Review:

Walmart Neighborhood Market - 43,603 square foot grocery store, 18,800 square feet of retail space, a fueling station and 2 outparcels located north-east of the intersection of Industrial Dr. and Richburg Ln.

Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.

Sycamore Court - 38 apartment units on 1.91 acres, located northeast of the intersection of W Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project.

12 Comments from the Audience

Chair M. Roy asked for comments from the audience. There were no comments.

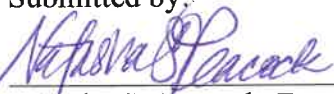
13 Adjournment

Chair M. Roy adjourned this meeting at 6:04 p.m.

Minutes approved this 2nd day of Sept, 2025.


Michael Roy, Chair

Submitted by:



Natasha S. Peacock, Deputy City Clerk

On behalf of,

Maryanne Girard, City Clerk

Proper Notice having been duly given