



PLANNING COMMISSION MEETING
SEPTEMBER 14, 2023 MINUTES

- I. Meeting called to order at 6:00 PM by Ch. Kim Speorl.
- II. Invocation led by Russell Biciste.
- III. Roll call was taken with the following members present: Kim Speorl, Rick Wash Russell Biciste, Chad Hester, Mayor Waters, Joey Pitts, Ron Grigg. Members absent: Claude Peacock and David Russell. Staff present were Michael Eddington, Deputy Director/City Engineer and Sherri Proctor, P&Z Administrator
- IV. Motion to approve August 17, 2023 minutes was made by Joey Pitts, seconded by Chad Hester. All ayes, motion carries.

V. Hearing Items

- a. Shield Properties, LLC
Request rezoning from B-2, General Commercial District to M-1, Light Industrial District
Property located off Yeager Ct.
Parcel ID: 13 6 13 3 001 027.014

Will Taylor, representing Shield Properties LLC presented the request. After discussion, Ch. Speorl opened the public hearing. There being no one to speak for or against the request, the hearing was closed, and Ch. Speorl called for a motion:

Motion by Joey Pitts, seconded by Chad Russell to recommend the request. Vote recorded as follows: Ayes - Biciste, Waters, Hester, Griggs, Pitts, Speorl; Oppose – None; Abstained – Wash. Motion to recommend this request to Council passed with a 6 to 0 vote.

- b. Donovan Builders, LLC
Request rezoning from B-2, General Commercial District to R-G, Residential Garden District and Estate District
Property located on Highway 11 at Grey Oaks Parkway
Parcels ID's: 14 1 02 3 004 012.000 (a portion to remain B-2), 14 1 11 2 001 001.000 (a portion to remain B-2), 14 2 10 0 000 001.002, 14 5 15 0 000 004.000, 14 2 10 1 001 008.000 (portion) and 14 5 16 0 000 001.001 (portion)



Jack Donovan, representing Donovan Properties LLC, presented the request, followed by Wade Lowery with EDG Associates who provided a description of the project. After discussion, Ch. Speorl opened the public hearing. The following members of the audience spoke regarding the request:

Wade Belcher, President of the Grey Oaks POA expressed support.

Ms. Eden Roy had several questions regarding the allowed uses for B-2. Members of staff and the commission addressed the questions.

Ch. Speorl closed the hearing and called for a motion:

Motion by Rick Wash to continue the request until the applicant can provide a traffic study and confirm with the County on any potential widening of Hwy 11. Chad Hester seconded the motion. Vote recorded as follows: Ayes - Biciste, Waters, Hester, Griggs, Wash, Speorl; Oppose – None; Abstained – Pitts. Motion to continue passed with a 6 to 0 vote.

VI. Other Business

1. Mr. Mike Abell addressed the Commission requesting an update on the Kinross Ph. 1 erosion issue. The Commission invited Mr. Abell to attend the October meeting and would be updated at that time.

2. The next regularly scheduled meeting will be held October 12, 2023.

With no further business to come before the commission, motion was made by Mr. Hester, seconded by Mr. Biciste to adjourn the meeting at 6:34PM.

Sherri Proctor
Planning Commission Secretary