



PLANNING COMMISSION MEETING
NOVEMBER 9, 2023 MINUTES

- I. Meeting called to order at 6:00 PM. Russell Biciste chaired the meeting in Kim Speorl's absence.
- II. Invocation led by Chad Hester.
- III. Roll call was taken with the following members present: Russell Biciste, Mayor Waters, Chad Hester, Joey Pitts, Ron Griggs, David Russell. Members absent: Kim Speorl, Claude Peacock. Staff present were Michael Eddington, Deputy Director/City Engineer and Sherri Proctor, Zoning Official.
- IV. Motion to approve October 12, 2023 minutes was made by Chad Hester, seconded by Ron Griggs. All ayes, motion carries.
- V. Hearing Items

PLAT0823-00002 | Kirkwall Ph V Final
DAL Properties LLC (Owner)
Request for approval of 9 single family lots
Located at the end of Kirkwall Lane
PID: 14 8 27 4 011 001.001 | Zoned PRD

Roger Williamson was present for the request. After discussion, Ch. Biciste opened the public hearing. There being no one to speak for or against the request, the hearing was closed, and Ch. Biciste called for a motion:

*Motion by Joey Pitts, seconded by David Russell to approve the final plat. Vote recorded as follows: Ayes – Biciste, Waters, Russell, Griggs, Pitts; Oppose – Hester. **Motion to approve the request passed with a 5 to 1 majority vote.***



PLAT1023-00006 | McAlpin Preliminary Plat
Steven Mobley, Chris Mobley (Owners)
Request for approval of 18 single family lots
Located north of Stoneykirk Lane
PID: 14 5 21 4 001 002.000 | Zoned PRD

Bob Sinclair was present for the request. After discussion, Ch. Biciste opened the public hearing. Mike Abell addressed the commission to gain answers from the Mobley representative (Chris Mobley) regarding an ongoing dispute and issues with an erosion problem on his property. There was a lengthy discussion that was not settled. Ch. Biciste stated that the commission had other items to discuss and that the parties involved should arrange a meeting. There being no one else to speak for or against the request, the hearing was closed, and Ch. Biciste called for a motion:

*Motion by Joey Pitts, seconded by Mayor Waters to approve the Preliminary plat. Vote recorded as follows: Ayes – Biciste, Waters, Russell, Griggs, Pitts; Oppose – Hester. **Motion to approve the request passed with a 5 to 1 majority vote.***

PLAT1023-00005 | Huntley Park Townhomes Preliminary Plat
Tiffany Pardue, Britney Pardue, Melissa Hann (Owner)
Request for approval of 112 townhome lots
Located at Huntley Pkwy and Simmsville Road
PID: 14 9 30 0 000 002.012 | Zoned R-T

Bobby Riis, Clint Johnston were present for Tower Homes, and Wade Lowry, the project engineer and addressed several questions on the development. As part of the request, a modification is requested to delete the dead-end street regulation. After discussion, Ch. Biciste opened the public hearing. There being no one to speak for or against the request, the hearing was closed, and Ch. Biciste called for a motion:



*Motion by Chad Hester, seconded by David Russell to approve the preliminary plat. Vote recorded as follows: Ayes – Biciste, Waters, Hester, Russell, Griggs, Pitts; Oppose – None. **Motion to approve the request passed with a 6 to 0 unanimous vote.***

RZNE0923-00004 | Lalani R-T zoning request
Holland Real Estate Company LLC (Owner)
Request to rezone property to R-T
Property located west of Pelham Pkwy, north of former Walmart site.
PID: 13 7 25 2 001 007.000, 13 7 25 2 001 007.010-.011 | Zoned M-1

Wade Lowry was present for the request and addressed questions from the Commission. After discussion, Ch. Biciste opened the public hearing. There being no one to speak for or against the request, the hearing was closed, and Ch. Biciste called for a motion:

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

VI. Other Business

1. The next regularly scheduled meeting will be held December 14, 2023.

With no further business to come before the commission, motion was made and seconded to adjourn the meeting at 6:30 PM.

Sherri Proctor
Secretary to the Planning Commission