



PLANNING COMMISSION MEETING
FEBRUARY 8, 2024 MINUTES

- I. Meeting called to order at 6:00 PM. Chairperson, Kim Speorl presided.
- II. Invocation led by Chad Hester.
- III. Roll call was taken with the following members present: Kim Speorl, Mayor Waters, Rick Wash, Chad Hester, Ron Griggs, David Russell. Members absent: Russell Biciste, Claude Peacock, Joey Pitts. Staff present were Michael Eddington, Deputy Director/City Engineer and Sherri Proctor, Zoning Official.
- IV. Motion to approve November 9, 2023 minutes was made by Chad Hester, seconded by Mayor Waters. All ayes, motion carries.
- V. Hearing Items
 - 1) **PLAT0124-00008 | Grey Oaks Sec. 8 and 10 Final Plat**
Grey Oaks Properties LLC, Owner
Request for approval of 49 single family lots
Located at the east end of Grey Oaks Valley
PID: 14 2 10 4 001 002.000(pt), 14 2 10 4 001 001.000(pt) | Zoned R-1

Mr. Eddington provided the recommendation to approve and added that the plat would not be recorded until the bond was in place.

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



Motion by Rick Wash, seconded by Ron Griggs to approve the final plat. Vote recorded as follows: Ayes –Waters, Russell, Griggs, Hester, Wash, Speorl; Oppose – Noner. Motion to approve the request passed unanimously.

- 2) **RZNE0124-00005 | Tower Homes request to rezone property.**
SAC LLC, C/O Eugene Cole, Owner
Request to rezone property to R-T, Residential Townhouse District
Property located east side of Huntley Pkwy, north of Grand Reserve at Pelham Apartments.
PID: 14 4 19 3 001 009.003 | Zoned B-2

Bobby Riis, Clint Johnston were present for Tower Homes, along with David Stovall, the project engineer. The team addressed several questions on the development. As part of the request, there will be pending variances and modifications:

- Ability to lease the homes by way of the city attorney letter granting leasing and leasing company business license.
- Allowing a 47-foot-wide private right-of-way with additional 7.5-foot utility easement.
- The common wall being defined by the gate structure with a continuous footing.
- The separation between structures to be a minimum of 5 feet between the exterior walls of each home.
- Tree planting requirements for front and rear shade trees.
- Sidewalk installation to be completed with home construction.

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 Rick Wash, seconded by David Russell to recommend the rezoning to R-T. Vote recorded as follows: Ayes –Waters, Russell, Griggs, Hester, Speorl; Oppose – None. Rick Wash abstained. Motion to approve the request passed unanimously.

VI. Other Business

1. The next regularly scheduled meeting will be held March 14, 2024

With no further business to come before the commission, motion was made and seconded to adjourn the meeting at 6:06 PM.

Sherri Proctor,
Secretary to the Planning Commission