



PLANNING COMMISSION MEETING MARCH 14, 2024 MINUTES

- I. Meeting called to order at 6:00 PM. Chairperson, Russell Biciste presided.
- II. Invocation led by Chad Hester.
- III. Roll call was taken with the following members present: Russell Biciste, Kim Speorl, Rick Wash, Chad Hester, Ron Griggs, David Russell. Members absent: Claude Peacock, Joey Pitts, Mayor Waters. Staff present were Michael Eddington, Deputy Director/City Engineer and Sherri Proctor, Zoning Official.
- IV. Motion to approve February 8, 2024 minutes was made by Chad Hester, seconded by Rick Wash. All ayes, motion carries.
- V. Hearing Items
 - 1) PLAT1223-00007 | Midridge Townhomes Preliminary Plat
Happy Sweet Homes, Owner
Request for approval of 16 townhome lots
Located on the north side of Midridge Lane, approximately 400 feet east of Pelham Pkwy
PID: 13 7 25 2 001 001.001, 13 7 25 2 001 002.000 | Zoned R-T

Wade Lowery (project engineer) presented the request. Staff provided the recommendation to approve.

After discussion, Ch. Biciste 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 Chad Hester, seconded by David Russell to approve the preliminary plat. Vote recorded as follows: Ayes – Biciste, Russell, Griggs, Hester, Speorl; Oppose – None. Rick Wash abstained. Motion to approve the request passed unanimously.

- 2) Zoning Text Amendment; Recommended revisions to:
- i. Section 14, Additional regulations for tobacco and vape shops, revising locations, distances and how defined, regulated; combine vape shops and CBD shops as one use.
 - ii. Section 16, repeal 'Additional regulations for CBD shops'

Staff discussed the proposed revisions and suggested the commission review and hold a hearing and vote during the next commission meeting.

Motion by Chad Hester, seconded by Rick Wash to table the request until the April meeting. Vote recorded all ayes.

VI. Other Business

1. The next regularly scheduled meeting will be held April 11, 2024.
2. The commission agreed that the regular meeting will be held at 6pm and a pre-meeting will be called at the Chairman's discretion.

With no further business to come before the commission, motion was made and seconded to adjourn the meeting at 6:20PM.

Sherri Proctor,
Secretary to the Planning Commission