



PLANNING COMMISSION MEETING
MAY 9, 2024 MINUTES

- I. Meeting called to order at 6:00 PM. Chairperson, Kim Speorl presided.
- II. Invocation led by Russell Biciste.
- III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Mayor Waters, Rick Wash, Chad Hester, Ron Griggs, David Russell, Claude Peacock, Joey Pitts. Staff present were Michael Eddington, Deputy Director/City Engineer and Owen Watkins, Zoning Official.
- IV. Motion to approve March 14, 2024 minutes was made by Rick Wash, seconded by Claude Peacock. All ayes, motion carries.
- V. Hearing Items

1) PLAT0324 – 00011; Simms Landing Ph 3 Final Plat – Clayton Properties Group
Staff provided the recommendation to approve.

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 Joey Pitts, seconded by Claude Peacock to approve the final plat. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to approve the request passed unanimously.

2) PLAT0424 – 00014; Huntley Knoll Preliminary Plat – Grants Mill LLC
Staff provided the recommendation to approve.

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 Claude Peacock to approve the preliminary plat. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to approve the request passed unanimously.

3) PLAT0424 – 00015; Huntley Ridge, Ph 1 Final Plat – Grants Mill LLC

Staff provided the recommendation to approve.

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 Chad Hester, seconded by Claude Peacock to approve the final plat. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to approve the request passed unanimously.

4) RZNE0424 – 00007; Property located east side of Bearden Road; Request to rezone from O-I to E-1

Staff provided the recommendation to approve.

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 Joey Pitts to recommend the request to Council. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Wash, Peacock, Waters; Oppose – None. Motion to recommend the rezoning request to Council passed unanimously.

5) Mitchell Property; Code Sec. 18-3-1 Action – Condemnation of Right-of-Way

Staff provided the recommendation to approve.

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 Joey Pitts, seconded by Chad Hester to approve the request. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to approve the request passed unanimously.

6) Grey Oaks, Sector 6; Dedication of Grey Oaks Lane and Grey Oaks Valley, Release of Bond.

Staff provided the recommendation to approve.

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 Chad Hester, seconded by Claude Peacock to recommend the dedication of streets and release of bond. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to approve the request passed unanimously.

7) Strathaven, Phases 2, 3 and 4; Dedication of Strathaven Drive, Strathaven Road and Strathaven Lane.

Staff provided the recommendation to approve.

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 Claude Peacock to recommend the dedication of streets to Council. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to approve the request passed unanimously.

8) 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.

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 Chad Hester, seconded by Russell Biciste to recommend the amended ordinances to Council. Vote recorded as follows: Ayes – Speorl, Biciste, Russell, Griggs, Hester, Pitts, Peacock, Wash, Waters; Oppose – None. Motion to recommend the zoning amendments passed unanimously.

VI. Other Business

1. The next regularly scheduled meeting will be held June 13, 2024.

With no further business to come before the commission, motion was made and seconded to adjourn the meeting at 6:47 PM.

A handwritten signature in blue ink, appearing to read "Sherri Proctor".

Sherri Proctor,
Secretary to the Planning Commission