PLANNING COMMISSION MEETING

JUNE 13, 2024 MINUTES

I. Meeting called to order at 6:02 PM. Vice-chair Russell Biciste presided.

II. Invocation led by Chad Hester.

III. Roll call was taken with the following members present: Kim Speorl, Russell Biciste, Mayor Waters, Rick Wash, Chad Hester, Ron Griggs; Members absent: David Russell, Claude Peacock, Joey Pitts. Staff present were Michael Eddington, Deputy Director/City Engineer and Sherri Proctor, Zoning Administrator.

IV. Motion to approve May 9, 2024 minutes was made by Kim Speorl, seconded by Chad Hester. All ayes, motion carries.

V. Hearing Items

RZNE0424 – 00006; Tony Colbaugh; Request to rezone from A-1 to M-1
Parcel ID: 14 3 07 3 000 009.009 (1600 Hwy 33)

Staff provided summary and recommendation to approve if applicant could meet all applicable requirements.

Mr. Joel Blankenship, attorney for Mr. Tony Colbaugh, and Mr. Colbaugh discussed the request.

After discussion, Ch. Biciste opened the public hearing:

Mr. Randall Goggans spoke against the request, stating that the rezoning is considered spot zoning and that the requested use is not appropriate for the area.

The hearing was closed. Mayor Waters asked staff if the use could be allowed in B-2 district, and if there was a square footage maximum to determine a warehouse.

Staff responded that there was not a known square footage, but typically if the warehouse is considered an accessory use, it would have to be less square footage than the office building.

Ms. Speorl made a motion to table the request so that members could investigate the property and asked staff to look at the option if the use could be allowed if a B-2 zoning was requested and to discuss with the City Attorney if the commission could place conditions on the M-1 zoning so that only the requested use could be allowed. Mr. Hester seconded the motion. Motion to table the request passed unanimously.

VI. New Business

1. Ch. Biciste announced public hearings to be held July 11, 2024 for the following:
   a. Humphrey Property; 694 Hwy 35; Rezone from R-1 to A-1
   b. Randall Goggans; property west of Hwy 33 adjacent to Pelham Oaks ES
      Request rezone from A-1 and R-1 to R-G
2. The next regularly scheduled meeting will be held July 11, 2024.
3. Staff informed the commission that the city has obtained the services of KPS Group to assist in re-writing the zoning ordinance and that more information will be forthcoming.

With no further business to come before the commission, motion was made and seconded to adjourn the meeting at 6:33 PM.

Sherri Proctor,
Secretary to the Planning Commission