



PLANNING COMMISSION MEETING

October 10, 2024 MINUTES

- I. Meeting called to order at 6:00 PM. Vice-Chairman Russell Biciste presided.
- II. Invocation led by Chad Hester.
- III. Roll call was taken with the following members present: Russell Biciste, Mayor Waters, Rick Wash, Chad Hester, Joey Pitts; Members absent: Kim Speorl, Claude Peacock, Ron Griggs. Staff present: Sherri Proctor, Planning and Zoning Administrator; Owen Watkins, Zoning Officer; Mike Eddington, Deputy Director/City Engineer
- IV. Motion to approve September 26, 2024 minutes was made by Rick Wash, seconded by Chad Hester. Voice vote recorded all ayes, motion carries.
- V. Hearing Items

- 1) PLAT0924 – 00021; Tower Homes; Request final plat approval for Huntley Knoll – 46-unit townhouse subdivision
PID: 14 4 19 3 001 009.003; Property located on the east side of Huntley Parkway, north of Grand Reserve at Pelham Apartment Community.

Mr. Bobby Riis presented the request for final plat approval.

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

Joey Pitts made a motion to approve the request, Rick Wash seconded the motion. Voice vote recorded all ayes. Motion to approve passed unanimously.

- 2) RZNE0624 – 00009; Randall Goggans (Owner, Developer)
Request rezoning of property from A-1 and R-1 to R-G



PIDs: Pt. 14 3 07 2 000 001.000, Pt. 14 3 07 2 000 002.000; Property west of Hwy 33 adjacent to Pelham Oaks ES.

Mr. Randall Goggans presented the request. Mr. Charles Cochran of Sain and Associates discussed and responded to questions regarding the traffic study.

After much discussion regarding the density and traffic information, Ch. Biciste opened the public hearing. Ms. Vicki Shannon spoke against the request, citing the exiting traffic concerns and increased impact the development would have on Hwy 33. With no others present to speak for or against, Ch. Biciste closed the hearing and entertained a motion by the commission to table the request:

Having remaining concerns over the traffic study, a motion was made by Chad Hester, with a second from Joey Pitts to table the request until such time that Mr. Goggans acquired the additional property to the north of the subject property. Voice vote recorded all ayes. Motion to table passed unanimously.

- 3) MXDZ0924 – 00001; Double Mountain LLC (Owner) EDG (Engineer); Request rezoning of property from B-2 to MXD-N (Mixed Use District) PID: 14 1 02 3 004 012.000, 14 1 11 2 001 001.000, 14 2 10 0 000 001.00, 14 5 15 0 000 004.000, 14 5 16 0 000 001.001, 14 2 10 1 001 008.000; Property located on Highway 11 adjacent to the Grey Oaks Neighborhood.

Ms. Chloe Kelly, 68 Ventures, presented a slide show introducing the proposed neighborhood.

Mr. Scott Skipper, Skipper Consulting, discussed the traffic study and responded to questions.

With no further questions from the commission, Ch. Biciste opened the public hearing. Several members of the audience spoke against the



development expressing concerns over traffic impact, safety and the need for a traffic signal at Grey Oaks Parkway. Two members of the audience spoke in favor of Tower Homes regarding their reputation as a company.

After a continued discussion of the resident's concerns, Ch. Biciste closed the public hearing and called for a motion. Joey Pitts made a motion to table the request. This motion died due to a lack of a second.

Mayor Waters shared some comments regarding the development and that although traffic is a concern, the development would result in a better neighborhood than the potential uses that could result in the B-2 district.

Rick Wash then expressed the same sentiments over the development.

Ch. Biciste once again called for a motion:

Joey Pitts made a motion to recommend the MXD-N zoning to City Council, second offered by Rick Wash. Vote recorded as follows: In favor: Biciste, Waters, Pitts; Oppose: Hester. Abstain: Wash. Motion passed 3 to 1. Request will proceed to City Council.

VI. Other Business

- a. The next meeting was announced for November 14, 2024

VII. Adjourn:

With no further business to come before the commission, motion was made by Chad Hester and seconded by Joey Pitts to adjourn the meeting at 8:03PM.

Sherri Proctor,
Secretary to the Planning Commission