



PLANNING COMMISSION MEETING

November 14, 2024 MINUTES

- I. Meeting called to order at 6:00 PM. Vice-Chairman Russell Biciste presided.
- II. Invocation led by Tim German.
- III. Roll call was taken with the following members present: Russell Biciste, Mayor Waters, Kim Speorl, Chad Hester, Tim German, Ron Griggs. Members absent: Joey Pitts, Claude Peacock, Rick Wash. Staff present: Owen Watkins, Zoning Officer; Mike Eddington, Deputy Director/City Engineer
- IV. Motion to approve October 10, 2024 minutes was made by Chad Hester, seconded by Tim German. Voice vote recorded all ayes, motion carried.
- V. Vice-Chairperson Biciste requested the order of the agenda be revised to allow for the Grey Oaks street acceptance/bond release be heard first.

VI. Hearing Items

- 3) Grey Oaks, Sectors 5 & 7; Street dedication (Grey Oaks Terrace)/bond release:

Mr. Eddington informed the commission that the improvements are completed and recommended approval.

Vice-Chair Biciste called for a motion:

Chad Hester made a motion to recommend, second offered by Kim Speorl. Voice vote recorded all ayes. Motion passed unanimously.

- 1) RZNE0624 – 00009 | Request rezoning of property from A-1 and R-1 to R-G
Pelham 157, LLC/Randall Goggans (Owner); MTTR (Engineer)
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
- 2) RZNE1024 – 00012 | Request rezoning of property from A-1 to R-G
WLP70, LLC/Randall Goggans (Owner); MTTR (Engineer)
PID: 14 3 06 3 001 002.000; Property located west side of Oak Mountain State Park/I-65



The planning commission chose to discuss and hold a hearing for both requests as one.

Randy Goggans (owner), Charles Cochrane (traffic engineer) and Jeremy Taylor (project engineer) were present to represent the requests.

Much of the discussion was continuation of the traffic concerns. Mr. Cochrane discussed the traffic study.

After discussion, Ch. Biciste opened the public hearing. There were several members of the audience that expressed concerns about increased traffic, overcrowding of schools, price point of the homes/appearance, impact on property values. Biciste closed the hearing and called for a motion:

Kim Speorl made a motion to deny the request, Chad Hester seconded the motion. Vote recorded as follows: In favor – 3 votes; oppose – 3 votes.

A second motion was made by Mayor Waters to recommend the request, seconded by Ron Griggs. Vote recorded as follows: In favor – 3 votes; oppose – 3 votes.

A third motion was made by Kim Speorl, with a second offered by Chad Hester to send to the Council with no recommendation. The commission voted in favor to send without a recommendation.

VII. Other Business

- a. The commission accepted the 2025 meeting schedule.
- b. The next meeting was announced for December 12, 2024.
- c. Mayor Waters introduced Tim German as the newest chairman.

VIII. Adjourn: With no further business to come before the commission, motion was made by Kim Speorl and seconded by Chad Hester to adjourn the meeting at 6:53PM.

Sherri Proctor,
Secretary to the Planning Commission