



SPECIAL CALLED PLANNING & ZONING COMMISSION MEETING

Friday, December 29, 2023, at 2:00 PM

Minutes

Call to Order

Sam McGaugh called the meeting to order.

The following Commissioners were present: Commissioner Sam McGaugh, Commissioner Melanie Greer, Commissioner Kayce Saik, Commissioner Phillips King, Commissioner Tim Slattery, Commissioner KaTrina Myricks attended via phone conference call. Commissioner Andrew Duggar was absent.

Staff Members Present: Building Official William Hall, Code Enforcement Officer Curtis Jones Executive Assistant Bridgette Smith and City Attorney Zach Giddy.

Opening Prayer and Pledge of Allegiance

Commissioner Sam McGaugh opened the meeting with prayer.

Commissioner Sam McGaugh led the Pledge of Allegiance.

Consideration and Approval of Minutes

Commissioner Melanie Greer made the motion to approve the November 28, 2023, minutes.

Commissioner Katrina Myricks seconded the motion to approve.

The motion was carried and approved by all Commissioners.

New Site Plan Considerations

Discussion and Consideration of Blurton Holdings Site Plan

The Blurton Holdings project was previously approved by the Planning and Zoning Board. Puckett Rental is located north of the location and was approved by the Planning and Zoning to add an additional acre to their existing building location from Blurton Holdings. The approval was on contingent of the approval of the Puckett Rental Site Plan.

Commissioner Melanie Greer made a motion to approve.

Commissioner Tim Slattery seconded the motion to approve.

The motion was carried and approved by all Commissioners.

Sowell Road Shell Station Conditional Use

The Sowell Road Shell Station project is a convenience store in a C-2 zoning at this location. William Hall, Building Official has not received the corrected plans as of the Planning and Zoning meeting, he recommended to wait until the corrected plans are submitted and reviewed. Commissioner Sam McGaugh suggested keeping the hearing open and continuing the discussion at the January 23, 2024, meeting.

Commissioner Phillips King made the mote to approve.

Commissioner Melanie Greer seconded the motion to approve.

The motion was carried and approved by all Commissioners.

Request for Rezoning

Discussion and Consideration of Approval: Application for Rezoning, Take 5 Oil Change, 1064 Gluckstadt Road

The subject matter is the rezoning from C-1 to C-2 to allow Take 5 Oil Change to build at this location. Mr. Johnny Minninger addressed the board regarding how this project would affect the current vegetation on the parcel. He does not want all the trees removed or destroyed. Mr. Minninger wanted to know what the hours of operation would be for the business, which would be Monday to Saturday 7:00 AM to 7:00 PM and Sunday 9:00 AM to 5:00 PM.

Jo Harbour emailed William Hall. Ms. Harbour was unable to attend the meeting, in her email she stated she was opposed to the project, no other information was listed on the email.

Sean Doran addressed the board on the hours of operation and submitted a boundary survey of the proposed development. Mr. Doran stated the U. S. Army Corp of Engineers will not allow any construction or damage to the creek on the property. He stated the current location is surrounded by other commercial locations. The customer does not exit their vehicle, all work is completed in an underground bay to change the oil and etc. Tim Slattery asked if the garage doors are up during all hours of operation, which they would stay open and up all day.

Sonya Bedi, owner of the Shell located 1227 Gluckstadt Road addressed the board regarding the rezoning and how that would affect her current business if the zoning changed, and a similar business was to open at this location.

The board rejected the Rezoning Request for Take 5 Oil Change.

Commissioner Phillips King made the motion to reject the Rezoning Request.

Commissioner Kayce Saik seconded the motion to reject.

The motion was carried and approved by all Commissioners to reject.

New Business

No action was taken.

Next Meeting

The Next Planning and Zoning Meeting Will Be Held on January 23, 2024

Adjourn

Commissioner Tim Slattery moved the meeting adjourned.

Commissioner Melanie Greer seconded the motion.

The motion carried and was approved by all Commissioners.

WITNESS OUR HANDS, this the 23rd day of January, 2024



SAM MCGAUGH, Chairman



MELANIE GREER, Vice Chairman/Secretary