

PLANNING COMMISSION MEETING

MINUTES

TUESDAY, AUGUST 5, 2025

5:15 P.M.

A Planning Commission meeting was held at 5:15 p.m. on Tuesday, August 5, 2025, in the Council Chambers at City Hall.

Attending were the following officials:

John Jones, Jr., Chairman
Alex Spivey, Board Member
Harold Boston, Jr., Board Member
Martha Cannady, Board Member
Shayla Donaldson, Board Member
Teresa Concannon, Planning Director
Cliff Hendrix, Public Works Director/Building Official
Angie conner, City Clerk

CALL TO ORDER AND WELCOME

Chairman John Jones, Jr. called the meeting to order and welcomed everyone.

AGENDA AND MINUTES

A motion was made by Mr. Boston and seconded by Mrs. Donaldson to approve the agenda. The vote was unanimous.

A motion was made by Mr. Boston and seconded by Mr. Spivey to approve the minutes from the previous Planning Commission meeting held on June 24, 2025. The vote was unanimous.

PLAT APPROVAL

The Commission reviewed a plat located near the interstate. The plat had previously been reviewed and approved by the committee and city staff, with all final issues resolved. A motion was made by Mr. Spivey and seconded by Mr. Boston to approve the final plat. The vote was unanimous.

PURPOSE

The purpose of this meeting was to consider a request to rezone a 43.87-acre property located east of the interstate at the intersection of East Hiawatha Street and South Terrell Street (Tax ID M56001) from R-4 (Multi-Family Residential) to a Residential Planned Unit Development (PUD).

BACKGROUND

Planning staff provided background on the property, noting that it has been zoned R-4 for approximately 30 years. The R-4 zoning district allows a wide range of residential densities and housing types. Previous proposals for the site ranged from approximately 308 units to more than 400 units. The current proposal consists of 202 total units, representing a significant reduction in density from what is permitted under existing zoning.

APPLICANT PRESENTATION

The applicant and project engineer presented revisions made in response to feedback from the prior Planning Commission meeting and City Council. Revisions included reducing the number of townhomes from 148 to 64, increasing single-family detached homes from 102 to 138, relocating townhomes away from South Terrell Street, increasing minimum lot sizes, and reducing the overall unit count. Infrastructure improvements, parking provisions exceeding ordinance requirements, architectural consistency, covenants, and amenities were discussed. The applicant stated the development would be constructed in phases over approximately five years.

PUBLIC COMMENTS

Members of the public expressed concerns regarding density, lot sizes, traffic congestion, emergency vehicle access, infrastructure capacity, neighborhood character, potential rental concentration, HOA costs, and loss of green space. Several speakers emphasized the historic development pattern of the city and encouraged larger lots and reduced density.

COMMISSION DISCUSSION

Commission members discussed infrastructure capacity, fire protection, traffic impacts, and neighborhood compatibility. Staff noted that utilities are currently operating at approximately fifty percent capacity and that all development would be required to meet city ordinances and international fire code standards.

VOTE

Following discussion, the Commission voted on the rezoning request. Votes were cast as follows: Ms. Cannady – No; Mr. Boston – No; Mr. Spivey– No and Mrs. Donalson – No. The Chair does not vote. The motion did not carry, and the rezoning request was denied.

NEXT STEPS

The applicant was advised that the request may be presented to City Council, which has final authority. A public hearing before City Council was scheduled for the following Monday at 5:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned.