



**CURRENT BOARD MEMBERS**

- Chairman, Hayley Schulist
- Vice-Chairman, Jeff Pape
- Mayor, Lisa Anderson
- Vice Mayor, Chris McDonald
- Salvatore "Sam" Cali
- Rod Dawson
- <Will King
- Demetrius Ritt
- Shonda Schilling

REGULAR MEETING  
APRIL 14, 2026  
7:00 PM

**MINUTES**

**Call to Order**

Call to order by Ms. Schulist at 7:01pm.

**Roll Call**

Planning Commission Present: Ms. Schulist, Mr. Pape, Mayor Anderson, Vice Mayor McDonald, Mr. Cali, Mr. King, Mr. Dawson (*Ms. Schilling, Mr. Ritt*)  
Staff Present: Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Patrick Carter, Keith Paisley, Taylor Heath

**Opening Prayer and Pledge**

Prayer and Pledge lead by Ms. Schulist.

**Citizen Comments**

None

**Approval of Agenda**

*Motion made to approve the agenda by Mr. Cali. Seconded by Mr. Pape. Motion passed 7-0. (unanimous)*

**Approval of Minutes**

*Motion made to approve the minutes by Mr. Cali. Seconded by Mr. Pape. Motion passed 7-0. (unanimous)*

**Old Business**

**A. PC Resolution PC-12-26**

Site Development Plan, 7008 Glenhaven Dr., Map: 047H, Group: A, Parcel: 019.01. Acreage: 0.51. Current Zoning: Commercial General. Property Owner: Raymoun Mikhael.

Staff reviewed previously deferred items and explained requested exceptions: use of above-ground detention pond, contribution to tree bank instead of planting, landscape buffer reduction on Glenhaven Dr., and exception for

disturbance of man-made steep slopes (20%+) created by prior development.

A representative from Krunk Engineering addressed questions and confirmed landscape buffers with evergreen trees will be installed along the residential boundary.

***Motion to approve made by Mr. Cali. Seconded by Vice Mayor McDonald. Motion passed 7-0. (unanimous)***

## **New Business**

### **A. PC Resolution PC-13-26**

Final Plat, Phase 3, Orrinshire, Map: 021, Parcel: 056.00. Acreage: 5.38. Current Zoning: R-20. Property Owner: Candlewood Cove LLC.

Staff recommended approval; representative from T-Square Engineering available for questions. No questions from commissioners.

***Motion to approve made by Mr. Cali. Seconded by Mr. Pape. Motion passed 7-0. (unanimous)***

### **B. PC Resolution PC-14-26**

Residential Development Plan, Pinewood Springs, Map: 070, Parcel: 005.01. Acreage: 111.66. Current Zoning: RS-10. Property Owner: Carl Walker III et al.

Staff presentation included: three-phase development, 116 single-family lots, 62 acres (56%) open space, traffic impact study concerns; TDOT review pending, steep slope exception request for several lots, and developer request to keep a westward stub street to county line.

Mr. Pape made a motion to add a condition to remove the stub street heading west (Arrow Court extension) and make it a straight road.

***Motion made to remove the stub street heading West (Arrows Court extension) and make it a straight road by Mr. Pape. Seconded by Vice Mayor McDonald. Motion passed 7-0. (unanimous)***

Vice Mayor McDonald made a motion to add a condition for all recommendations made by TDOT will be included within the construction plans.

***Motion made to require all recommendations made by TDOT will be included within the construction plans by Vice Mayor McDonald. Seconded by Mr. Pape. Motion passed 7-0. (unanimous)***

Vice Mayor McDonald made a motion to add a condition to steep slope disturbance exception for lots 7-8, 16-18, 44-45, and 107.

***Motion made for steep slope disturbance exception for lots 7-8, 16-18, 44-45 and 107 made by Vice Mayor McDonald. Seconded by Mayor Anderson. Motion failed 3-4. (Mr. Dawson, Mr. Cali, Mr. Pape, Mr. King)***

Main motion: ***Motion to approve made by Mr. Cali. Seconded by Mr. Dawson. Motion passed 7-0. (unanimous)***

### **C. PC Resolution PC-15-26**

Subdivision Regulations Variance Request, Fairview 17, Map: 042, Parcel: 132.00. Acreage: 17.74. Current Zoning: RS-8. Property Owner: KMC Land LLC.

Request: Reduce subdivision speed limit from 25 mph to 20 mph for safety and better grading alignment. Staff supported the request. A representative explained engineering and benefits and safety rationale.

*Motion to approve made by Mr. Cali. Seconded by Vice Mayor McDonald. Motion passed 7-0. (unanimous)*

### **Reports for Discussion and Information**

City Planning Staff Report:

- New Development Code was adopted by the Board of Commissioners on April 2, 2026 and is now in effect.
- New Associate Planner, Nick Meek, was hired April 16, 2026.
- Planning and Codes department will be conducting an internal "book club" to review full code documents.
- Community meeting requirements and traffic study standards are now active.

City Engineer and City Attorney had no report.

### **Planning Commission Roundtable**

Commissioners thanked staff for the passage of the new development code and noted the importance of the education hours. Several members extended birthday wishes to staff member Mr. Greer.

### **Adjournment**

Motion to adjourn made by Mr. Cali at 7:59pm.



Marisa Howell, Community Services Assistant