



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
OCTOBER 14, 2025
7:00 PM

MINUTES

1. Call to Order

Call to order by Ms. Schulist at 7:00PM.

2. Roll Call

Staff present: Tom Daugherty, Ethan Greer, Patrick Carter, Marisa Howell, Kevin Chastine, Curtis Broadbent, Keith Paisley, Miranda Vanderknapp

Planning Commissioners present: Mr. King, Mr. Dawson, Ms. Schilling, Mayor Anderson, Ms. Schulist, Mr. Pape, Mr. Cali, Vice Mayor McDonald, Mr. Ritt

3. Opening Prayer and Pledge

Prayer and Pledge lead by Ms. Schulist.

4. Citizen Comments

- Joseph Eleniewski (7427 Swindon Blvd) - expressed concerns about reducing the retention are behind his property, citing safety risks for children and increased flooding.
- Darcy Miller (7425 Swindon Blvd) - echoed concerns about flooding and retention are reduction, requesting the city reconsider the proposed changes.

5. Approval of Agenda

Motion to approve the agenda by Mr. Pape. Seconded by Vice Mayor McDonald. Motion carried, 7-0 (2 abstain - Schilling, King).

6. Approval of Minutes - PC Regular Meeting September 9, 2025

Motion to approve by Mr. Dawson. Seconded by Mr. Cali. Motion carried, 9-0 (unanimous).

7. Old Business - None

8. New Business

A. PC Resolution PC-38-25

Rezoning, 7111 Harrison Drive, Map: 042G, Group: A, Parcel: 018.00. Current Zoning: RS-40. Proposed Zoning: RS-10. Property Owner: Mary Curle.

Staff Report: Ethan Greer

Representative: Tim Mangrum

Staff recommended approval of rezoning for RS-40 to RS-10 despite it not aligning with the 2040 Comprehensive Plan. The applicant explained the intent to develop 10 lots and donate a lot for a new water tower. Commissioners discussed the zoning inconsistency and future land alignment.

Motion to approve by Vice Mayor McDonald. Seconded by Mayor Anderson. Motion carried, 9-0 (unanimous).

B. PC Resolution PC-39-25

Final Plat, Phase II, Reserves on Chester Subdivision, Map: 042, Parcel: 136.02. Current Zoning: RS-40. Property Owner: Duke & Duke, LLC.

Staff Report: Ethan Greer

Representatives: Tim Mangrum, Louis Sloyan

Staff reviewed the plat for 31 new lots and infrastructure. The applicant confirmed it conformed with the approved development plan. Commissioners had no objections.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 9-0 (unanimous).

C. PC Resolution PC-40-25

Final Plat, Phase I, City Center, Map: 042, Parcel: 177.00. Current Zoning: MSMU. Property Owner: Fairview Town Center, LLC.

Staff Report: Ethan Greer

Representative: Eric Olsen

Staff and the applicant expressed the layout if the mixed-use development. Commissioners expressed excitement about the project and its long-anticipated progress. No concerns were raised.

Motion to approve by Mr. Cali. Seconded by Vice Mayor McDonald. Motion carried, 9-0 (unanimous).

D. PC Resolution PC-41-25

Final Plat, Phase III Section II, Otter Creek Subdivision, Map: 042, Parcel: 078.00. Current Zoning: R-20. Property Owner: Otter Creek Holding, LLC.

Staff Report: Ethan Greer

Representative: Adam Sanders

Staff clarified that the existing detention pond would not be altered and that a new pond would be added for Phase III. Commissioners discussed fencing, safety, and drainage concerns raised by citizens. Staff committed to ensuring fencing is installed.

Motion to approve by Mayor Anderson. Seconded by Mr. Pape. Motion carried, 9-0 (unanimous).

E. PC Resolution PC-42-25

Rezoning, 7104 Hall Road, Map: 043D, Group: A, Parcel: 010.00. Current Zoning: RS-40. Proposed Zoning: RS-15. Property Owner: Innovated Construction CO., LLC.

Staff Report: Ethan Greer

Representative: Tim Mangrum

The applicant requested rezoning to RS-15 to allow 6 lots. Staff supported the request due to lot shape and

frontage limitations. Several commissioners opposed rezoning due to inconsistency with the 2040 Plan and preference for maintaining RS-20 standards.

Motion to approve by Mayor Anderson. Seconded by Mr. Dawson. Motion failed, 4-5 (Dawson, Schilling, Pape, Ritt, King).

F. PC Resolution PC-43-25

Conceptual Plan, The Cove, 0 Crow Cut Road, Map: 018, Parcel: 031.00. Current Zoning: RS-15. Property Owner: Northcutt Custom Homes, LLC.

Staff Report: Ethan Greer

Representatives: Tim Mangrum, Cale Newport

The applicant presented a 50-lot subdivision with central open space. Commissioners praised the layout and community design, A motion was made and approved to require a landscape buffer behind lots 25-27. Staff clarified this was a conceptual approval and would return for development plan review.

Motion to approve as amended by Mr. Cali. Seconded by Mr. King. Motion carried, 9-0 (unanimous).
Motion to amendment to include a buffer on lots 25, 26, and 27 by Mr. King. Seconded by Mr. Pape. Motion carried, 9-0 (unanimous).

G. PC Resolution PC-44-25

Final Plat, Eres Estates Subdivision , Map: 042, Parcel: 077.06. Current Zoning: RS-40. Property Owner: Shelia Taylor.

Staff Report: Ethan Greer

Staff presented a 3-lot subdivision on Taylor Road. All lots exceeded RS-40 requirements. No concerns were raised.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 9-0 (unanimous).

H. PC Resolution PC-45-25

Final Plat, Phase II, Gary E. McDonald Subdivision, Map: 022, Parcel: 144.02 and 145.01. Current Zoning: RS-40 (Parcel 144.02), R-20 (Parcel 145.02). Property Owner: Mark Williams.

Staff Report: Ethan Greer

Representative: Linda Williams

Staff explained the creation of a new lot from 2 parcels with split zoning. Commissioners debated the appropriateness of approving a plat before rezoning. Staff clarified the process and risk to the applicant. The applicant confirmed structures would be removed.

Motion to approve by Mr. Cali. Seconded by Vice Mayor McDonald. Motion carried, 8-1 (Anderson).

9. Reports for Discussion and Information

Planning Staff: Announced a joint workshop on November 18, 2025, to review the final draft of the new development code. Staff also addressed citizen feedback and public engagement efforts.

City Manager: None

City Engineer: None

City Attorney: Commended the Commission for professionalism and thoughtful discussion.

10. Planning Commission Roundtable

Commissioners discussed:

- Improvements to agenda formatting and readability
- Importance of citizen engagement in the development code process

- Fencing standards and stormwater management
- Access to historical site plans and digital agenda usability
- Communication strategies for upcoming public workshops

11. Adjournment

Motion to adjourn by Mr. Cali at 9:00 PM.



Marisa Howell, Community Services Assistant