

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, September 9, 2024**

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1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Josh Nichols, Ashley Stephenson, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** None.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, July 8, 2024, made by A. Stephenson; second by J. Nichols. Vote carried unanimously in favor.

**BUSINESS**

7. **ZSP C2400135:** Christopher Sipos has petitioned to amend the site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council on Monday, September 16, 2024. City Council for a decision on Monday, September 30, 2024. Planning Commission tabled the decision until September 9, 2024.

Chairperson Davis read the zoning site plan request. Planning Director R. Haynie provided the staff analysis and staff recommendations for the amended site plan request.

Commission Members asked Mr. Sicilia questions regarding the signage, lighting, dumpsters, and entrance off of Highway 53.

After a discussion amongst the Commission Members, a motion was made by A. Stephenson; second by J. Nichols to approve ZSP C2400135 with the following conditions:

- 1) Development will abide by the permitted uses in the Neighborhood Business District and not Highway Business District
- 2) Lighting be low intensity solar LED directed down and toward the commercial development
- 3) Ordinance Article VIII Buffer – Landscape, Screening and Open Space requirements
- 4) Architectural façade will consist of:
  - a. Hardie siding on the front and sides elevations painted earthtone in color
  - b. Steel panels on the rear elevation earthtone in color
  - c. Stone and/or brick water table on front and sides of building
- 5) Work hours will be standard business hours, excluding Sunday

Vote carried unanimously in favor.

**PLANNING COMMISSION REPORTS:** None

Next Planning Commission Meeting is October 14, 2024.

**ADJOURNMENT:** Motion to adjourn the meeting at 5:50 p.m. made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

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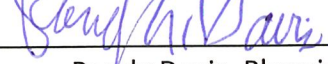
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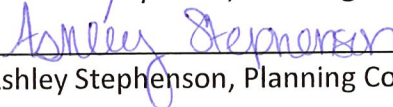
Approved this 9<sup>th</sup> day of December, 2024

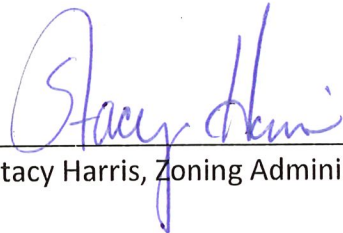
  
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Dr. Saba Haeringer, Planning Commission At Large

  
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Madison Eiberger, Planning Commissioner Post 1

  
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Josh Nichols, Planning Commissioner Post 2

  
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Randy Davis, Planning Commissioner Post 3

  
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Ashley Stephenson, Planning Commissioner Post 4

Attested:   
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Stacy Harris, Zoning Administrative Assistant