

The Planning & Zoning Commission met in a Public Hearing Thursday, March 28, 2024, at 6:00 P.M. at City Hall in the Conference Room at 56 Broad Street.

Board Members Present: Max Kilgore, Greg Brown, Robert Herman, Dana Grinstead and Clifton Pritchett.

Others Present: Sara Myers and Jersey Bray

**APPROVE:** Robert Herman moved for the approval of the agenda. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

**APPROVE:** Dana Grinstead moved for the approval of the meeting minutes from the February 22, 2024, meeting. Clifton Pritchett seconded; motion passed by a yes vote by all who were present. No opposition.

Clifton Pritchett moved to approve the preliminary site plans for the Southern Hills subdivision expansion located on parcel ID 2T332260002. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel number 2T39188004A located on the Vienna Highway. Lance Woods spoke on behalf of the project. Mr. Woods stated he would be building a shop for housing his businesses equipment as well as having a designated stall for Pulaski County to lease for housing a fire engine. Dana Grinstead moved to recommend approval of the rezoning request from R: County Residential to M-U: County Mixed Use. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel ID's 2T470540023 and 2T470540022. Mr. Dieu Donne St. Louis spoke on behalf of the project. Dana Grinstead moved to recommend approval of the rezoning request from I-A: County Intensive Agriculture to R: County Residential. Clifton Pritchett seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel ID's 2T470540004, 2T470540017, 2T470540018 and 2T470540019. Mr. Dieu Donne St. Louis spoke on behalf of the project. Clifton Pritchett moved to recommend approval of the rezoning request from I-A: County Intensive Agriculture to R: County Residential. Dana Grinstead seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for a conditional use permit for the following parcel ID's:

1T530740001 – VIENNA HWY  
1T530740004 – VIENNA HWY  
1T530740002 – 1566 VIENNA HWY  
1T530760001 – VIENNA HWY  
1T550770001 – WILSON RD  
2T060850001 – TIPPETTVILLE RD

2T060830003 – TIPPETTVILLE RD  
2T061100003 – TIPPETTVILLE RD  
1T550790001 – 421 PAUL SCARBROUGH RD  
1T550780001 – PAUL SCARBROUGH RD  
1T55079001A – V/L ANTIOCH CHURCH RD  
1T550500001 – VIENNA HWY  
1T570800002 – SOUTH FORTY RD  
T1040810001 – 105 SOUTH FORTY RD  
2T060820004 – TIPPETTVILLE RD  
2T061100001 – TIPPETTVILLE RD  
2T061100004 – TIPPETTVILLE RD  
2T061110001 – CORDELE HWY  
T1041120001 – 1090 CORDELE HWY

Robert Herman abstained from the discussion and vote due to a conflict of interest. Leeward Renewable Energy made a presentation about the solar project proposed for the referenced parcel ID's. Mr. Kilgore allowed both the proponents and opponents of the project to address the Commission. Several spoke in favor and in opposition of the project. Dana Grinstead moved to table the request for a conditional use permit until the Commission could study the information provided with the application more thoroughly. Clifton Pritchett seconded; motion passed by a yes vote by all Commission members apart from Robert Herman who abstained from the vote. No opposition.

There being no other business, the meeting was adjourned by Max Kilgore.