

The Planning & Zoning Commission met for a Public Hearing Thursday, July 24, 2025, at 6:00 P.M. at City Hall in the Conference Room at 56 Broad Street.

Board Members Present: Meisha Jackson, Greg Brown, Dana Grinstead, Pete Maliszewski and Clifton Pritchett.

Others Present: Jessica Davies and Jersey Bray

Dana Grinstead called the meeting to order.

Clifton Pritchett moved for the approval of the agenda. Greg Brown seconded; the motion passed by a yes vote by all who were present. No opposition.

Greg Brown moved for the approval of the meeting minutes from the March 27, 2025, meeting. Pete Maliszewski seconded; the motion passed by a yes vote by all who were present. No opposition.

Dana Grinstead asked if anyone was in attendance to give the Commission an overview of the request for rezoning for parcel number 105W2740002 located on Industrial Boulevard. Tobias Jones spoke on behalf of the application. Mr. Jones stated there will be ten apartment units and one laundry facility built in phases. Mr. Jones is planning to have ten units with a total of 20, two-bedroom and 20 three-bedroom apartments. Greg Brown moved to recommend approval of the zoning request from G-A: County General Agriculture to R-4: City Multi-Family. Clifton Pritchett seconded; the motion passed by a yes vote by all who were present. No opposition.

The Commission referred to Jersey Bray regarding the Preliminary Plat for Industrial Boulevard, Project Parcel Number 105W2740002. Mr. Bray explained that Tobias Jones has turned in the Preliminary Plat and met all the necessary requirements. Mr. Bray is confident our water and sewer systems can handle the growth especially since the until will be built in phases. Greg Brown moved to approve the Preliminary Plat for Industrial Boulevard, Project Parcel Number 105W2740002. Pete Maliszewski seconded; the motion passed by a yes vote by all who were present. No opposition.

Dana Grinstead asked if anyone was in attendance to give the Commission an overview of the request for rezoning of parcel number H0310010004 located on Second Street. Tashua Taylor spoke on behalf of the application. Ms. Taylor stated that a home that sits on the property would remain residential in appearance but used for a child daycare facility with about 30 children in attendance with no large signage or major external modifications done to the property. Pete Maliszewski asked several questions about whether a Conditional Use Permit would be a more appropriate request. However, for Ms. Taylor to apply for a Conditional Use Permit the city's ordinance would need to be amended. Clifton Pritchett encouraged Ms. Taylor to attend the August 4, 2025, City Commissioner's Meeting. Pete Maliszewski moved to table the zoning request from R-2: City Single Family Residential to B-1: City Business and recommend to the City Commissioners they amend the ordinance to allow for Conditional Use Permits for R-2 zones. Clifton Pritchett seconded; the motion passed by a yes vote by all who were present. No opposition.

There being no other business, the meeting was adjourned by Dana Grinstead.