

The Planning & Zoning Commission met for a Public Hearing Thursday, March 27, 2025, at 6:00 P.M. at City Hall in the Conference Room at 56 Broad Street.

Board Members Present: Robert Herman, Greg Brown, Dana Grinstead, Pete Maliszewski and Clifton Pritchett.

Others Present: Sara Myers and Jersey Bray

Dana Grinstead called the meeting to order.

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

Clifton Pritchett moved for the approval of the meeting minutes from the February 27, 2025, meeting. Greg Brown 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 H0320020001 located on Second Street. Courtney Anderson spoke on behalf of the application. Ms. Anderson stated a day care center for disabled children would be built on the property. Robert Herman moved to recommend approval of the zoning request from R-2: City Single Family Residential to B-1: City Business. Greg Brown 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 26.06 acres out of parcel number 2T930140001 located on Pope Road. Gregory Beechum spoke on behalf of the application. Mr. Beechum stated that a facility would be built to house individuals who were attending leadership training. The building would accommodate up to 50 people. Several individuals spoke in opposition to the application stating that loud music can often be heard from a long distance from the property. They felt that adding another facility to the property would only increase the issues that they currently experience. Mr. Beechum gave a final rebuttal to the Commission. Discussion was had among the Commission as to whether the request for M-U: County Mixed Use was an appropriate category as per county ordinances. Commission member Pete Maliszewski asked several questions about whether a Conditional Use Permit would be a more appropriate request. Mr. Beechum stated he requested the rezoning category based on what his developers suggested. The Commission asked if a county representative could attend the next meeting so clarification could be made as to the interpretation of county ordinances as it pertains to the request. Clifton Pritchett moved to table the zoning request from IA: Intensive Agriculture to M-U: County Mixed Use. Greg Brown 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 a conditional use permit for parcel number 2T972640001 located on Abbeville Hwy. Mr. Jonathan Yates spoke on behalf of the application. Mr. Yates stated that the conditional use permit was for a cell tower. A previous permit had been approved but the time had expired. Clifton Pritchett moved to recommend approval of the conditional use permit. Robert Herman 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.