



Planning Commission Meeting AGENDA

Thursday, October 17, 2024 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: 6:15 p.m.
2. Approval of October agenda
 - a. Motion made to approve by John Ballard, seconded by Jimmy Thompson, all approved
3. Old Business
 - a. Public Forum (anyone who wants to speak about something OTHER than the applications)- NONE
4. New Business
 - a. Annexation and Zoning Application- 0 Hoyt Street- Olivia Wright proposes to annex 0.72 acres into the city and zone R-1A- Single-family Residential for the purposes of subdividing and building two single-family residential homes.
 - i. Zoning Administrator gave summary of annexation and pointed out that the property is currently an illegal island of the city. Olivia Menendez approached and said she just purchased the property and would like to subdivide it to place two single-family fee-simple homes on the property to sell. The homes would be 1,600-2,000 square feet and would add value to the neighborhood.
 - ii. John Ballard made the motion to accept the annexation request as proposed. Jimmy Thompson seconded the motion. All approved.
 - b. Annexation and Zoning Application- 410 Carpenters Cove Lane- Don Higgins proposes to annex 70.318 acres into the city limits and zone HB-Highway Business for purposes of potential future retail
 - i. Zoning Administrator gave summary of annexation and pointed out that the property and pointed out that the property owner thought he had annexed this portion of his property in 2004 when he annexed another piece, but did not, so he wants to do it now for potential commercial development in the future. Donald A. Higgins said that pretty much summed it up and had nothing else to add.
 - ii. John Ballard made a motion to accept the annexation as proposed and thanked Mr. Higgins for working to improve the community. Jimmy Thompson seconded the motion. All approved
5. Next Regular Board Meeting: **November 21, 2024** at the Municipal Complex Courtroom at 6 p.m. Having no other business, the Zoning Administrator announced that if there was nothing on next month's agenda, they would begin to review the new proposed zoning ordinance and give input.

6. Adjourn- Meeting was adjourned at 6:23 p.m.

Present: Jessie Owensby, John Ballard, Jimmy Thompson, Jason Lewallen, Olivia Menendez, Kristi Lewallen, Portia Burns, Donald A. Higgins, Mark Reed

Absent: Bill Strickland

Absent: