



Mayor
Richard E. Roquemore

City Council
Robert L. Vogel III
Taylor Sisk
Jamie Bradley
Joshua Rowan

City Administrator
Michael E. Parks

Planning & Zoning Commission
Meeting Minutes
March 19, 2025

The meeting was called to order by Chairwoman Skriba.

Meeting Procedures:

Chairwoman Skriba read the meeting procedures.

Approval of Agenda:

Chairwoman Skriba asked for approval of the agenda. Mr. Bland made a motion to approve, seconded by Mr. Yoe. All were in favor, and the motion carried.

Approval of Minutes (March 19, 2025):

Chairwoman Skriba asked for approval of the minutes from the March 19, 2025, meeting. Mr. Yoe made a motion to approve, seconded by Ms. Barber. All were in favor, and the motion carried.

Old Business:

Case RZ-24-0000: MBC Developers, LLC

Chairwoman Skriba announced case RZ-24-0000, the previously tabled application of MBC Developers, LLC c/o Andersen Tate & Carr. The application seeks to rezone 100 Lyle Road (AU11 148) and 0 Main Street (AU11 031B), a combined 57.917± acres, from AG –Agricultural district to PUD – Planned Unit Development district, for the purpose of developing the property with a 188-lot single-family detached subdivision.

- **Staff Presentation:** Rebecca Keefer presented in lieu of Sarah McQuade.
- **Applicant Presentation:** Melody Glouton with Anderson, Tate & Carr, presented the Applicant's case.
- **Public Comment:**
 - Chairwoman Skriba asked for those wishing to speak in support of the applicant.
 - Chairwoman Skriba asked for public comments in opposition, reminding speakers of the 10-minute total time limit. The following citizens spoke in opposition:

- Jill Deal, 1310 Dee Kennedy Rd.
- Whitney Bishoff, 1378 6th Ave.
- Nathan Deal, 126 Lyle Rd.
- **Applicant Rebuttal:** The city attorney advised Madam Chair that the applicant had 5 minutes for rebuttal. The applicant representative spoke in rebuttal, indicating agreement with staff-recommended conditions.
- **Commission Discussion and Action:**
 - Chairwoman Skriba closed the Public Hearing.
 - Commission members requested and received answers to questions from the City Attorney.
 - Mr. Bland made a motion to approve with Staff Conditions, and the following additional conditions, seconded by Ms. Wade:
 - Construct a 9-foot tall privacy fence along the full extent of the property boundary adjacent to Lyle Hill Farm, LLC.
 - The final plat shall include a note providing notice to potential purchasers that they are buying property adjacent to a working farm with sights, sounds, and smells typically associated with agricultural uses.
 - All lot sizes shall conform to the minimum requirements of City Code Section 17.90.140(6)(7).
 - The amenity area shall include the following features, all of which shall be completed prior to the issuance of Certificates of Occupancy for more than 50% of the units:
 - Children's play area greater than 5,000 square feet
 - Swimming pool greater than or equal to 1,800 square feet
 - Two pickleball courts, regulation size
 - Clubhouse greater than or equal to 3,000 square feet in heated area
 - Mr. Yoe asked for the item to be tabled after the motion to approve was made. The city attorney advised that since a motion to approve was made and seconded, that motion should be resolved before any motion to table. After discussion, the Commission voted to approve the motion and recommend approval with conditions. The motion passed 4-0.

New Business:

Chapter 16.43 Trees & Landscaping:

Staff presented on Chapter 16.43, Trees & Landscaping. Mr. Yoe also read from the ordinance. Staff responded, and the presentation ended.

Adjournment:

Chairwoman Skriba asked for a motion to adjourn. Mr. Bland made a motion to adjourn, properly seconded. All were in favor, and the motion to adjourn passed 4-0.