



Planning Commission Minutes March 26, 2024

Members Present: Marie Karas Vice Chair
Ronald Freier
Jauntavia Padgett
Nicholas Dobmeier

Member Not Present: Donnie Parris

Staff Members Present: Madison Workman Zoning Administrator

I. Call to Order

Mrs. Karas called the meeting to order at 5:30 PM and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Ms. Workman read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Planning Commission

Mrs. Karas asked for a motion to approve minutes from August 22nd, 2023. Mr. Freier made a motion to approve the minutes as submitted. Mr. Dobmeier seconded the motion. All in Favor.

IV. New Business

Mrs. Karas opened the Business Meeting for the following item:

A. RZ 2024 -01 1375 Lyman Road

Mr. Donnivan Hickman, with Bethel Assembly of God presented applicant's packet, stating Bethel Assembly of God Church requests a recommendation of approval for their rezoning request from R-15, Single-Family Low-density district to GBD-1, General Business District on the 1.6-acre parcel located at 1375 Lyman Road.

Mr. Freier asked Mr. Hickman why they requested GBD-1 zoning instead of NBD, neighborhood business district. Mr. Hickman stated that GBD-1 was what they felt would best suit the property since the property has always had commercial land uses.

Ms. Workman also informed the board that NBD, Neighborhood Business District, has the same zoning conditions on Churches/Places of worships that the current zoning district had. Therefore, it would not be a suitable district to suit to. Additionally, Ms. Workman informed the board that other surrounding commercial properties had a GBD-1 zoning.

There were no public comments that were presented to the Planning Commission.

Ms. Workman presented staff analysis. There were no additional questions for staff.

ACTION- Mr. Dobmeier made a motion that Planning Commission make a recommendation of approval on Bethel Assembly of God's request to rezone 1375 Lyman Road (TMS# 1-52-00-002.01) from R-15, Single Family Low Density District to GBD-1, General Business.

Mrs. Padgett seconded the motion. The motion carries 3-1, with Mr. Freier voting to opposed.

B. RZ 2024-02 12916 E Wade Hampton Blvd

Mr. Dale Beebe, with True Life Tabernacle, Inc presented applicant's packet, stating True Life Church requests a recommendation of approval for their rezoning request from GI, General Industrial District to GBD-1, General Business District on the 1.37-acre parcel located at 12916 E Wade Hampton Blvd.

Mr. Freier asked Mr. Beebe why they were rezoning the parcel. Mr. Beebe briefly explained the history of the property and stated that they want to expand their church on this new adjacent lot.

There were no public comments that were presented to the Planning Commission.

Ms. Workman presented staff analysis. There were no additional questions for staff.

ACTION- Mr. Freier made a motion that Planning Commission make a recommendation of approval on True Life Tabernacle, Inc's request to rezone 12916 E Wade Hampton Blvd (TMS# 5-14-00-018.02) from GI, General Industrial District to GBD-1, General Business.

Mrs. Padgett seconded the motion. The motion carries 4-0 with all in favor.

Other Business

Mr. Workman provided the Commission with some Planning and Zoning department updates and reminders.

VI. Adjourn

There being no other business to discuss, Mrs. Padgett made a motion to adjourn. Mr. Freier seconded the motion. All in Favor. The meeting adjourned at 5:53 p.m.