



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
July 23, 2025

1. Call to Order:

- The meeting was called to order by Vice-Chairman Bland at 6:00 PM.
- **Members Present:** Bo Bland, Rob Yoe, Sylvia Barber, Carolyn Wade.
- **Members Absent:** Chair Kim Skriba

2. Approval of Agenda:

- Vice-Chairman Bland entertained a motion to approve the meeting agenda.
- **Motion:** To approve the agenda by Rob Yoe. Properly seconded by Sylvia Barber.
- **Vote:** All in favor. Motion approved and carried.

3. Approval of Minutes (May 21, 2025):

- Vice-Chairman Bland entertained a motion to approve the minutes from the May 21, 2025, meeting.
- **Motion:** To approve the minutes by Sylvia Barber.
- **Seconded** by Rob Yoe.
- **Vote:** All in favor. Motion approved.

4. New Business:

- **Case RZ 25-0001: Cornerstone Home Builders, LLC (c/o Mahaffey, Pickens & Tucker, LLP)**
 - **Petition:** To rezone tax parcels AU 05018 and AU 05019 (a combined 40 lots) from Agricultural (AG) to Planned Unit Development (PUD) for the purpose of constructing a 40-lot detached single-family residence subdivision.
 - **Reason for Tabling:** The posted sign for this rezoning application listed an incorrect date for the Planning Commission hearing.
 - **Motion:** To table this item to the August 20, 2025, Planning Commission meeting by Rob Yoe.
 - **Seconded** by Sylvia Barber.
 - **Vote:** All in favor. Motion carried.
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- **Case FPR 25-0001: Kingston Cove Final Plat Approval**

- **Purpose:** Final plat review requiring a recommendation from the Planning Commission to be forwarded to the Mayor and Council for the Mayor's signature.
- **Staff Presentation:** Staff confirmed that the final plat had been reviewed and was in compliance with final plat requirements. A typo in the initial plat, identifying streets as public, was corrected to private, aligning with the development agreement between the City and Starlight Homes. Staff presented the plat as compliant and ready for recommendation.
- **Commission Questions**
 - Planning Commission members asked questions of City staff regarding several aspects of the plat and the project, and Sarah McQuade answered questions.
- **Motion:**
 - Vice Chairman Bland requested a motion to approve the recommendation of the Kingston Cove Final Plat (FPR 25-0001) to the Mayor and Council.
 - It was clarified that this was an administrative approval, with infrastructure already installed and checklists complete.
 - **Outcome:** After the discussion, no motions for either approval or denial of the final plat for Kingston Cove were made.
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5. Announcements:

- Staff confirmed that the next Regularly Scheduled Planning Commission Meeting will be held on August 20, 2025 at 6:00pm in the City Council Chambers.

6. Adjournment:

- Vice-Chairman Bland asked if there a motion to adjourn.
- **Motion:** To adjourn by Caroline Wade. Properly seconded by Sylvia Barber.
- **Vote:** All in favor. Motion approved.
- The meeting was adjourned at 6:17pm.