

Tuesday, 26 May 2026

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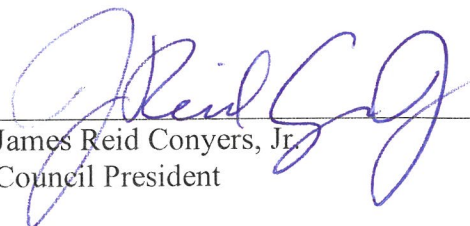
- Planning Director Hunter Simmons and the Discussion of Zoning Amendments was next on the Agenda; and he presented “Zoning Ordinance Amendments: Case No. ZC 25.07.” He mentioned that a public hearing would be held on July 13, 2026 and that there will be separate ordinances for the amendments. He briefly went over Mixed-Use Development, Planned Unit Developments (PUDs), and Impervious Surfaces. Mr. Simmons said the pause on the MOPs will expire on July 17, 2026. Council President Conyers asked if a 30 day extension would be enough. Mr. Williams explained the need for separation of each item. The consensus of the City Council was to extend the pause on the MOPs for 30 days.

Mr. Simmons briefly explained other Cities impervious surface comparisons; and said there was no changes in the Zoning Ordinance since August. Planned Unit Developments were discussed next; and Mr. Simmons said the last meeting we agreed over 10 acres there should be at least on commercial unit. He explained the reasons this may not work for all PUDs by trying to put one application for all.

Mayor Sullivan brought up Highway 181 and County Road 13 being more residential. She said based on the Comprehensive Plan Highway 181 was to be more commercial. Councilmember Gammon said this is an intense process and may not pass the City Council. Both Councilmembers Burrell and Gammon agreed if the property is zoned residential keep it residential not a PUD. Councilmember Robinson commented that a PUD is a creative way to fit that no other way exists. He asked what benefit County Road 13 would be for a PUD. Mr. Simmons setbacks, trees, greenspace, etc.; and mentioned Hill Top Subdivision won awards for their creative setbacks and use of low impact developments.

Councilmember Robinson said a commercial node must have a commercial unit. He said there is no cookie cutter for all PUDs. Councilmember Robinson said if it fits “Community Structure” so good but if not, the City Council can say “no.” The consensus of the City Council was three units per acre; and no commercial at this time.

There being no further business to come before the City Council, the meeting was duly adjourned at 6:05 p.m.


James Reid Conyers, Jr.
Council President


Lisa A. Hanks, MMC
City Clerk