

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, August 19, 2026, in the Council Chambers at Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson: Michael Ernst

Commissioners: Anthony Smith, Zarome Lackey, Haley Lyman, Rick Stallings

Absent: Lakshmi Karthik, Patrick Steed, Gloria Thomas

Staff Members: John Renfro, Assistant Director
Will Johnson, Director
Morgan Shepard, Principal Planner

CALL TO ORDER: Chairperson Baker called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES: Motion to approve June 3, 2026, minutes made by Commissioner Ernst and seconded by Commissioner Stallings, approved unanimously.

ZONING CASES:

- 1. REZN-07-26-1357:** A request to rezone 1.96 acres of land located at 3604 Arkansas Drive. Current zoning is Single Family Residential 2 (SFR2). Proposed zoning is Residential Multifamily 2 (RMF2). The proposed use is Multifamily Residential. Jackson Wells is the applicant. This property is located in Council District 5.

Chairman Baker recused himself from this request.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Jackson Wells, the applicant, explained the request.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner Stallings made a motion to Approve. The motion was seconded

by Commissioner Lackey. Approved with a 5-0 vote.

2. **REZN-07-26-1395:** A request to rezone 0.16 acres of land located at 1119 Neill Drive. Current zoning is Neighborhood Commercial (NC). Proposed zoning is Residential Multifamily 1 (RMF1). The proposed use is Single Family Residential. James A William Jr is the applicant. This property is located in Council District 8.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: James Williams and Tony Williams, the applicant and his son, explained the property history and the rezoning request.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner Lyman made a motion to Approve with a reduced setback. The motion was seconded by Commissioner Stallings. Approved with a 5-0 vote.

3. **REZN-07-26-1395:** A request to rezone 0.10 acres of land located at 4803 Ingram Avenue. Current zoning is General Commercial (GC). Proposed zoning is Single Family Residential – 4 (SFR4). The proposed use is Single Family Residential. Ryan Clements is the applicant. This property is located in Council District 8.

Staff Presentation: Morgan Shepard read the staff report

Applicant Presentation: Ryan Clements, the applicant, explained the request.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner Ernst made a motion to Approve. The motion was seconded by Commissioner Stallings. Approved with a 5-0 vote.

4. **REZN-08-26-1543:** A request to amend the Unified Development Ordinance (UDO), Sections 4.2.4, 3.2.15, 3.2.21, 3.2.25, 3.2.61. CCG is the applicant.

Applicant Presentation: Will Johnson, Planning Director, explained the requested text changes.

Public Comment: None

Commissioner Discussion: None

Motion: Commissioner Smith made a motion to Approve. The motion was seconded by Commissioner Stallings. Approved with a 5-0 vote.

NEW BUSINESS: Meeting September 2nd

OLD BUSINESS: N/A

ADJOURNMENT: 9:20 A.M.

RECORDING: https://www.youtube.com/watch?v=ORbv8_4LmBA



Brad Baker, Chairperson



Morgan Shepard, Principal Planner