

# MEMO



**TO:** Mayor Hahs and Members of the Board  
**FROM:** Larry Miller, Building & Planning Manager  
**DATE:** December 11, 2025  
**SUBJECT:** Summary of Planning & Zoning Commission Actions – December 11, 2025 Meeting

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The Planning and Zoning Commission met on December 11, 2025, and considered several items. The following is a summary of the agenda items and their outcomes:

1. **Land Exchange Certification – 5176 to 5178 Caney Fork St (.05 acres)**  
The Commission approved the request as submitted. No Board of Aldermen action is required.
2. **Land Exchange Certification – 2015 W Jackson Blvd (.29 acres between D&H Second and Third Subdivisions)**  
The Commission approved the request as submitted. No Board of Aldermen action is required.
3. **Land Exchange Certification – 2216 Bainbridge Rd to 2441 E Main St (.02 acres)**  
The Commission approved the request as submitted. No Board of Aldermen action is required.
4. **Text Amendment – Privacy Fences and Buffer Areas (I-1 and I-2 Districts)**  
The Commission approved the draft language and voted to waive a public hearing. This request moves forward to the Board of Aldermen for consideration.
5. **Text Amendment – Home Occupations**  
The Commission tabled this item until the next regular meeting on January 14, 2025. Commissioners requested
  1. Additional clarification on subsection (d) and
  2. For staff to meet and review the complete draft to ensure all provisions are appropriate before it returns to the Commission.