Dollar General Preliminary Plat

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION. (2403 108th Ave SE; WARD 5) (This item was postponed from the September 10, 2026, Planning Commission meeting.)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Site Plan
4. Revised Site Plan
5. Preliminary Plat
6. Protest Map & Letters

Staff Presentation

Brandon Brooks, Development Engineer, presented the staff report for the Dollar General Preliminary Plat project.

Applicant Presentation

Derek Harris, the applicant's representative, and John Silver, the applicant's builder, presented the Dollar General project.

Commissioner Kindel asked about the distance between the proposed Dollar General and the existing location near Little Axe and Highway 9, as well as the demand for an additional store in the area. Mr. Harris stated he was unsure of the distance. Mr. Silver indicated he believed there was sufficient demand.

Commissioner McKown asked whether the proposed Dollar General would offer fresh produce. Mr. Silver clarified the proposed location would be a standard Dollar General rather than a market store.

Commissioner McDaniel expressed concerns about the wastewater spray drifting onto neighboring properties that was brought up at the last meeting and asked about mitigation measures. Mr. Silver explained the spray heads would be located 15 feet from the property line, directed inward, and operated between 1:00 a.m. and 6:00 a.m. in accordance with DEQ standards. He added a six-foot fence would be installed along the property line to further reduce potential impacts.

Public Comment

James Maxwell, 2601 108th Ave S.E., Norman, OK (Protest)

Commission Discussion

Commissioner Kindel asked whether the applicant had obtained information from DEQ regarding neighboring well locations. Mr. Harris provided the Commissioners with a map identifying existing locations.

Motion to approve made by Commissioner McDaniel, Seconded by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner McDaniel, Commissioner Griffith
Voting Nay: Secretary Parker, Commissioner Kindel

Planning Commission recommended approval of PP-2627-4.