

MAPC Meeting June 23rd, 2026

1. Call to order

2. Roll Call

Present (8): Mitch Johnson, Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little, Dennis Zolper, Lonnie Roberts

Absent (1): Monroe Pointer

3. Approval of minutes

MIN-26:055 MINUTES June 9th, 2026 MAPC

A motion was made by Dennis Zolper, seconded by Stephanie Nelson, that the approval of the minutes be tabled until the July 14th, 2026 meeting.

Aye (8): Mitch Johnson, Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little, Dennis Zolper, Lonnie Roberts

Nay (0):

Absent (1): Monroe Pointer

4. Preliminary Subdivisions

5. Final Subdivisions

PP-26-09 **Final Subdivision: Savann Hills Subdivision Phase VI**

Lonnie Roberts (Chair): What was supposed to be the first item on the agenda, PP-26-09 has been pulled till a further date.

The Item has been Postponed until further notice.

6. Conditional Use

7. Rezoning

RZ-26-09

Rezoning: 2038 N Church St

The applicant NK & Sons Investments is requesting a rezoning of the property from C-3 General Commercial District to RM-12 Residential Multi-Family at 2038 N Church St

Lonnie Roberts (Chair): Do we have the proponent for this item tonight?

Jim Gramling (Proponent): Jim Gramling, Gramling Law Firm. So, this was originally RM-16. That says RM-12. So, let me back up just a second. We had a neighborhood meeting. Only one person showed up and he was in favor of the project, but then in the pre-meeting, there was some current concern expressed about density. So, we sort of went back to the drawing board and what we've come up with, is a proposal for RM-12, but with a limited use overlay that limits the property to 12 units. I think in RM-12 there could be 15 units if my math is right. So, the limited use overlay would limit it to 12 units.

Lonnie Roberts: For the entire 1.4 acres?

Jim Gramling: Yes, so the entire property, RM-12 but limited use overlay to limit it to 12 units. This property is currently zoned C-3. And there is some old property nearby with 18 units. So, I think the 12 units is a good compromise that would fit the property, still out to be a viable project, but I'm happy to answer any questions if anybody has any.

Lonnie Roberts: Alright, anybody have a question at this point?

Kevin Bailey (Commission): Question, I'll let Derrel talk, but I have a question for Derrel.

Lonnie Roberts: Okay, I'll open up for city's comments on this.

Derrel Smith (City Planner): Yes, we have reviewed it and we would recommend approval, it also meets 5 of the 6 planning criteria. It did not meet it for, it's a moderate intensity zone, which the most it allows is RM-8 which would allow 11 units per acre. So, we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future, and the limited use overlay will limit this to 12 units total.

Lonnie Roberts: Okay, before we give commissioner comments, is there anybody here to make public comments on this? Okay, none seen, so I'll open up for commissioners. Questions of staff or the applicant?

Kevin Bailey: Derrel, if it was rezoned single-family, whatever residential zone that may be, for this acreage, how many single family home roundabout do you think would fit?

Lonnie Roberts: He's doing some calculations.

Derrel Smith: If you went to RS-4 it would be five, if you go to RS-6 it would be eight.

Kevin Bailey: Eight houses? Okay. That was my question.

Lonnie Roberts: Okay, any other questions, commissioners?

Kevin Bailey: I have one for Jim, so Jim if it was an RM-8 and be 11 units, would you all be willing to consider that? That way, it would, the rezoning would check all the boxes. That's you losing one complex.

Jim Gramling: Well that's, two things, number one, we had this issue when we were at RM-16, RM-12, it was 23 units and then 15 units and I'm not a builder but, according to my client, it is much better to have an even number of units than to have an odd number of units. So, if it's 11 it might end up being ten and you know, the second thing would be, there are items approved all the time that don't have every single box checked, and in this case, we're one unit away. RM-8 would be 11 units. We're just asking for 12 and you know, we've come down. Nobody in the neighborhood is objecting. I saw a news story where they interviewed two folks and one said, I don't want it because of traffic. Of course the C-3 is going to be, and the other said, yeah I think it would help the neighborhood. So, I would like to keep it at 12 for those reasons.

Lonnie Roberts: You don't have anymore? Any other commissioners have a question or comment? Are you ready to make a motion?

Jimmy Cooper (Commission): Cooper, and I make motion. I've lived in that area most of my life. That lot has basically sat there as a wooded lot. And I don't see any commercial thing moving too much in that direction north. So, I move we approve it.

Dennia Zolper (Commission): Zolper, second.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (7): Mitch Johnson, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Jim Little, Dennis Zolper

Nay (0)

Absent (1): Monroe Pointer

RZ-26-10

Rezoning: 2911 Brown's Lane

The applicant John Easley is requesting a rezoning of the property at 2911 Brown's Lane from R-3 Multi-Family Residential to C-3 General Commercial District

Lonnie Roberts (Chair): Do I have the proponent for this item?

John Easley (Proponent): John Easley, with Associated Engineering, on behalf of Halsey Real Estate. Asking for a rezoning on the old Lexington Place nursing home on Browns Lane. It's currently R-3 and it's the only residential in the area. We're asking for C-3.

Lonnie Roberts: Okay, city planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes, I do. It does meet all six of the criteria for rezonings. We would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and is there anyone here to give public comments regarding this applications? If not, I'll open up for commissioners, questions or comments? Or I'll take a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve.

Lonnie Roberts: I have a motion to approve do I hear a second?

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved and the motion was PASSED with the following vote:

Aye (7): Mitch Johnson, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Jim Little, Dennis Zolper

Nay (0)

Absent (1): Monroe Pointer

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.