1. CALL TO ORDER

   Chairman Mathis calls the meeting to order.

2. APPROVE AGENDA

3. APPROVE MINUTES

   a. Minutes: November 2021

      Chairman Mathis asks for a motion to approve agenda/minutes.

      Motion made by Vice-Chairman Griffith, Seconded by Mr. Wheatley.
      Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

      5:0 vote and the motion passed.

4. APPLICATION TO REZONE

   a. **POSTPONED**: Z-21-09 – PNK Holdings, LLC– An application has been submitted to rezone parcel B77 012, a 167.07-acre lot; parcel B77 010, a 38.3-acre lot; and parcel B76 022, a 212-acre lot from ARR (Agricultural, Rural, Residential) to M1 (Industrial) and to rezone parcel B77 008, a 137-acre lot, from C2 (Commercial) to M1 (Industrial.)

5. APPROVE PLAT: Plat Approval for Seth Cape, The Oaks at Banks Crossing- Phase IV

   Seth Cape introduces the final plat (phase 4) of The Oaks. Chairman Mathis asks for a motion.

   Motion to approve made by Chairman Mathis, Seconded by Mr. O'Kelley.
   Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

   5:0 vote and the motion passed.

6. CODE AMENDMENTS: Amendments to Code of Ordinances Chapter 74 entitled "Subdivisions"

   General Recommendation:

   Utilize section 74-37, reserve section: No subdivision may be created that is not defined in section 74-61 Definitions, *Classes of Subdivisions.*

   Motion to approve with recommendations made by Vice-Chairman Griffith, Seconded by Mr. Moon.
   Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

   5:0 vote and the motion passed.

   a. Article III: "Definitions"

Recommendations:

Class II: should read "no less than 5 acres per lot"

Class III: should read "no less than 10 acres per lot"

Class III: remove "shall be zoned R-1"

Motion to approve with recommendations made by Vice-Chairman Griffith, Seconded by Mr. Moon.
Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

5:0 vote and the motion passed.

b.   Article V: "General Designs and Other Requirements"

Recommendations:

Correct typo "access to a class 3 subdivision"

Clarify: "not more than 150 feet and **with a** width of 20 feet"

Motion to approve with recommendations made by Vice-Chairman Griffith, Seconded by Mr. Moon.
Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

5:0 vote and the motion passed.

c.   Article VI: "Requirements for Streets and Other Right of Way"

Recommendations:

Change cul-de-sac to "at least 150 feet in diameter."

Add a 300 ft minimum distance between two access points.

Motion to approve with recommendations made by Vice-Chairman Griffith, Seconded by Mr. Moon.
Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

5:0 vote and the motion passed.

d.   Article VII: "Design Standards for Blocks and Lots"

Recommendations:

Change block lengths and widths wording to read "...except in unusually severe circumstances and with approval..."

Change underground utilities wording to read "shall be underground except in unusually severe circumstances and with approval..."

Motion to approve with recommendations made by Vice-Chairman Griffith, Seconded by Mr. Moon.
Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

5:0 vote and the motion passed.

e. Article VIII: "Required Improvements"

Recommendations:

Change minimum pipe size to 24"

Motion to approve with recommendations made by Vice-Chairman Griffith, Seconded by Mr. Moon.
Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

5:0 vote and the motion passed.

7. ADJOURNMENT

Chairman Mathis asks for a motion to adjourn.

Motion to adjourn made by Chairman Mathis, Seconded by Vice-Chairman Griffith.
Voting Yea: Chairman Mathis, Vice-Chairman Griffith, Mr. O'Kelley, Mr. Wheatley, Mr. Moon

5:0 vote and the motion passed.