

**MINUTES OF CALHOUN COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**November 17, 2022**  
**5:30 P.M.**

Calhoun County Planning Commission held its regular meeting on Thursday, November 17, 2022.

The following were present:

Chairman Barry Hill, who presided  
Bates Houck  
Chip Steppe, IV  
Ray Melvin Keitt  
Gloria Amaker  
Deputy Administrator Richard Hall  
Clerk to Council Shayla Jenkins

**Call to Order**

Chairman Barry Hill called the meeting to order.

**Approval of Minutes**

Minutes of the September 15, 2022 regular meeting were presented for approval. Motion was made by Mr. Keitt and seconded by Mr. Steppe to approve the minutes as presented. The motion passed unanimously.

**New Business**

1. Mr. Hall gave an update regarding the land development regulations. The recommendations were reviewed and the other information remained. Mr. Steppe made the motion to approve the Land Development Regulations and was seconded by Mr. Keitt. The motion passed unanimously.
2. The group voted to adopt the rules of order. Motion was made by Mr. Hill and seconded by Mr. Keitt; and passed unanimously.
3. Zoning Map Amendment for Gateway Land Development  
Mr. Hall informed the group of the amendment request for the parcel previously presented (TMS # 021-00-00-011), which is currently zoned Rural Neighborhood, Community Commercial and Industrial. The new request is for Community Commercial and Industrial use and does meet the comprehensive plan for the Sandy Run area.

**Public Hearing**

Chairman Hill opened the meeting for public comments and the following citizens spoke:

1. Amy Hill – voiced that the parcel should not be changed from the current zoning designation
2. Ida Culler – gave concerns about 18 wheelers
3. A new citizen of the Sandy Area asked what the change would mean for her as a new landowner, and Mr. Hall addressed her concerns and questions.

Discussion ensued regarding the property, traffic, potential asks of the developer, process moving forward, and requirements for plans.

**Vote**

The motion to approve the request for the rezoning was made by Mr. Steppe and seconded by Mr. Keitt. The motion passed unanimously.

Mr. Hall informed the group that the Comprehensive Plan website is up and that Public Input Meetings would begin in January.

**Adjournment**

Mr. Steppe made a motion to adjourn with Mr. Keitt seconding. The motion passed unanimously and the meeting adjourned at 5:52 p.m.

Respectfully submitted,  
Shayla C. Jenkins