

Meeting Minutes
May 19th, 2022
Commission Present

Barry Hill, Chairman
Chip Steppe, Member
Gloria Amaker, Member

Ray Keitt, Vice Chairman
Milton Hopkins, Member

Staff Present

John McLaughlin, County Administrator
Brandy Roberson, County Staff

Richard Hall, Deputy Administrator

A call to order was made by Chairman Hill.

Approval of Minutes

A motion was made to approve the minutes from the March 17th, 2022 meeting by Ray Keitt, seconded by Milton Hopkins. The motion passed unanimously.

New Business

Richard Hall addresses the members of the commission regarding updating the Calhoun County Zoning Ordinance. John Gardner put in a table for easier use for the community when looking at the ordinance. The next big change to the Zoning Ordinance is adding in the Mobile Home Ordinance instead of having a stand-alone ordinance.

Richard Hall addresses the Zoning Map Amendment for Gateway Land development. Mr. Hall explained the over all proposal for the property of Gateway Land Development. Mr. Hall went into details about the amount of Homes, Green space, Ponds, Wetlands and Commercial uses. The community will be governed by an HOA. Homes are scheduled to be built by DR Horton. The planning office met with the Traffic Engineer and Developers and DOT over the past several months. A traffic study is still underway at the moment. Mr. Hall shared the requirements needed for the subdivision. Mr. Hall explains the process on what will happen if the PUD is approved or how The planning Commission will move forward if the PUD is tabled. Chad Rast with Gateway Land Development addressed The Commission and public. He explained that he is local developer to the county. Mr. Rast explained they will be performing the work on overseeing the day to day process.

The floor was opened by Barry Hill for the Public Hearing. The first thing on the agenda is the Calhoun County Zoning Ordinance. A motion was made to approve the Calhoun County Zoning update by Chip Steppe Seconded by Ray Keitt. The motion passed unanimously. Second on the agenda for the Public Hearing is Gateway Land Development. Public that was in opposition for the change is Amy Hill, Rebecca Bonnette, Angie Matthews, Michael Hill, David Risner, Ida Culler, Josh Rabon, Ann Shealy, and Marcey Zimmerman. Some of the concerns from the public are Lack of Community engagement, not beneficial to the public, Traffic issues, Fire and Rescue, School accommodations, play areas and would like to see smaller homes. A motion was made to table the Zoning Map Amendment for Gateway Land Development by Gloria Amaker Seconded by Milton Hopkins. The motion passed unanimously.

Adjournment

Ray Keitt made a motion to adjourn, the motion was seconded by Chip Steppe. The motion passed unanimously.