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# Planning and Zoning Commission

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## January 27, 2025, Planning and Zoning Commission Minutes

**Voting Board Members Present:** Steve Coleman, James Freeman, Kathy Rowland, and Martin Presley.

**Voting Board Members Not Present:** Hal Clarke and Michael Brewster.

**Staff Present:** Dean Nelson, Will Campbell, and Brian Causey.

- I. **Call to Order:** Steve Coleman called the meeting to order at 5:01 p.m.
- II. **Approval of Agenda:** Kathy Rowland moved for the agenda to be approved. Martin Presley seconded this motion. The agenda was approved unanimously. (4-0)
- III. **Approval of Minutes:** James Freeman moved to approve the minutes from the previous meeting. Mrs. Rowland seconded the motion. Minutes were unanimously approved. (4-0)
- IV. **Officer Elections:** Steve Coleman introduced yearly officer elections. Mrs. Rowland motioned for Mr. Coleman to remain as Chair. Mr. Presley seconded the motion. Approval was unanimous. (4-0) Mr. Coleman asked Mr. Presley if he wanted to remain Vice Chair. Mr. Presley affirmed. Mr. Coleman motioned for Mr. Presley to continue as Vice Chair. Mr. Freeman seconded the motion. Approval was unanimous. (4-0)
- V. **Planning and Zoning:** N/A
- VI. **Design Review:** Mr. Coleman asked Dean Nelson to provide background on the planned Dan Pitts Stadium construction and zoning information. Mr. Nelson provided maps of the property followed by renderings, drawings, site plans, parking plans, landscaping, and staff review. Mr. Nelson noted that a first steps meeting had already taken place. Mr. Nelson stated that staff recommended approval. Mr. Coleman greeted Don Carter, Carter Engineering Group. Mr. Carter came up to speak and gave information about changes to the layout including moving the football field and differences to the field from initial plans. Mr. Coleman asked about

the height of the new structure in relation to the press box. Mr. Carter stated that it would not be too tall. Mr. Coleman asked about the exterior material of the building. Mr. Carter confirmed that it would be stucco and would fit in. Mr. Freeman noted the additional parking in the plan. Mr. Carter confirmed that there would be enough parking. Mr. Carter noted the addition of nets to protect the building. Mr. Presley asked if any HVAC Equipment would be visible that was not shown in the renderings. Mr. Carter stated that HVAC equipment would be on the roof and would be visible from the front of the building and pointed out a specific rendering to show their location but not from the stadium view. Mr. Presley noted the ladder on the building at the back of the building to access HVAC equipment. Mr. Carter stated that the stadium view would be protected. Mr. Coleman asked about the interior of the building. Roget Onstott, Director of Maintenance/Operations/Facilities, Monroe County Schools, said the basement area would be used for storage; the first floor would be the weightroom and the next floor would be used for offices and a viewing area. Mr. Coleman asked for a motion. Mr. Presley moved to approve the plans. Mrs. Rowland seconded the motion. The motion was unanimously approved. (4-0)

**VII. Additional Business:** Mr. Coleman asked Mr. Nelson for an update on the empty board seat. Mr. Nelson stated that he had a challenging time finding a candidate to fill the position. Mr. Nelson mentioned that he had thought about putting something on the city website. Mr. Presley mentioned previous interest from someone and offered to reach out, but Mr. Nelson noted that it must be a builder, contractor, or architect to allow the Board to function as a Design Review Board. Mr. Coleman opined that engineers should count as well. Mr. Coleman asked the board if they would be open to putting the opening on the city website. Mr. Coleman asked if the rule about specific jobs for the design review process was a state or local requirement. Mr. Presley said local, and that the city pulled it from the Middle Georgia Regional Commission. Mr. Coleman stated that he believed the expertise would be nice. Mr. Coleman tabled the discussion. Mr. Coleman introduced Brian Causey, newly appointed City Attorney, to the board members that had not met him yet.

**VIII. Adjournment:** Steve Coleman adjourned the meeting at 5:23 p.m.