
Planning and Zoning Commission

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August 24, 2026, Planning and Zoning Commission Meeting Minutes

Present: Steve Coleman (Chair), James Freeman, Noah Harbuck, Hal Clarke, Martin Pennington, Chris Soule

Not Present: John Howard

Staff Present: Dean Nelson, Neil Halvorson (present for attorney Brian Causey), Alex Smith, Rachel Floyd

Guests Present: Dillan Patel and Erika Bodzy, Pixel Market/Exxon; Sean MacLaurin, RaceTrac

I. Call Meeting to Order – Steve Coleman called the meeting to order at 5:07 p.m.

II. Approval of Agenda – Chris Soule moved to approve the agenda as advertised. Noah Harbuck provided a second. The agenda was approved unanimously. (5-0)

III. Approval of Minutes

- a) Regular Meeting – July 27, 2026 – Martin Pennington made a motion to approve the minutes. Chris Soule seconded the motion. The minutes were unanimously approved. (5-0)

IV. Planning and Zoning Business

- a) **Tabled public hearing to consider an amended application for variances by Dillan Patel c/o Erika Bodzy, Unique Permits and Shady Vent, for signage for tax parcel F44 017, Pixel Market-**

Mr. Harbuck offered a motion to remove the public hearing from the table. Hal Clarke provided the second. Mr. Coleman opened the public hearing at 5:14 p.m.

Mr. Coleman request Community Development Director Dean Nelson to provide an update to the staff report for the amended request for a variance. Mr. Nelson stated that following the July Planning and Zoning Commission meeting the applicant submitted an amended application to request a variance allowing for a monument sign with an illuminated sign face for the Pixel Market convenience store with gasoline pumps under construction. Mr. Nelson stated the variance is necessary due to the parcel's location within the Corridor Overlay District, which does not permit internally illuminated signs or monument signs.

Mr. Nelson gave the staff recommendation that the request be approved. Granting the variance is not warranted based on the hardship criteria; however, staff recommend approving the applicant's amended application for a monument sign as it would not be incongruous with existing signage – Ingles and CVS – and would be the minimum required variance to allow for the already approved and constructed business.

The applicant had nothing to add to the staff report and no one spoke in opposition to the variance.

Mr. Coleman closed the hearing at 5:13 p.m.

Mr. Clarke made a motion to recommend approval of the variance request. Mr. Harbuck provided a second. The motion was approved. (5-0)

V. Design Review

a) Sean MacLaurin, RaceTrac, Parcels 054 010G, 054 010F, 054 009E, 054 009B, located at 295 Harold G. Clarke Pkwy

Mr. Nelson presented the design review for the RaceTrac convenience store with gas pumps. He stated that the proposal matches the character of the area, will not adversely affect any adjacent properties, the general design and scale is appropriate for the location, and the design is appropriate for the proposed use. He provided drawings, materials, and current pictures of the area.

Mr. Clarke questioned the amount of lighting on site and the direction they will point. Mr. MacLaurin stated the lights will be 100 percent shielded LED that are downcast. They have no intent on broadcasting lighting to other properties and will not install lighting beyond the minimum amount necessary to meet RaceTrac standards. It is a matter of economics. All lights will be either on the building or within the canopy and downcast.

Mr. Clarke commented on the number of RaceTrac stores and their relation to Buc-ees. Mr. MacLaurin stated they have a different operation and different clientele.

Mr. Soule asked about trucks on Shoney's Road. Mr. MacLaurin stated no trucks will be allowed on Shoney's Road and there will be signage directing traffic to the correct entrances.

Mr. Harbuck asked about turning lanes. Mr. MacLaurin stated they are following DOT requirements for traffic and are constructing lanes.

With no further discussion, Mr. Coleman called for a motion. Mr. Clarke made a motion to approve the design review. Mr. Harbuck seconded the motion. The motion was unanimously approved. (5-0)

VI. Additional Business

There was no additional business.

VII. Adjournment

Mr. Coleman adjourned the meeting at 5:32 p.m.