



**ROLL CALL:**

_____ Louis Reed	_____ Brandon Livingston	_____ Rob Pearce
_____ Brent Rodina	_____ Karen Harris	_____ Kenneth Stottlemire
_____ Scott Hornbuckle	_____ Donna Hines Rayson	_____ Jennifer McMahan

**GENERAL BUSINESS:**

**ADOPTION OF THE AGENDA:** November 21, 2024 Regular Meeting

**APPROVAL OF MINUTES:** [click here to read the draft minutes of the October 17, 2024 Regular Meeting](#)

**COMMUNICATIONS:**

**EX PARTE COMMUNICATIONS:** *An ex parte communication occurs when a board member in a quasi-judicial proceeding communicates, directly or indirectly, with any person or party in connection with a matter before the board, absent of notice and opportunity for all parties to participate. The term ex parte literally means "one-sided."*

**PUBLIC HEARING ITEMS:**

1. Application #2410-0022 (Duncan) to rezone approximately 58.00 acres from the A-1 (Agriculture) Zone to the A-2 (Transitional Agriculture) Zone. Said property to be rezoned is currently known as 1530 Shawnee Road and is located on the East side of Idaho Road and on the South side of Shawnee Road, in the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 01, Township 16 South, Range 18 East.

[Click here to see Supporting Documents](#)

2. Application #2409-0002 (Whitaker Aggregates, Inc.) to consider an Amendment to Special Use Permit #99-13 to allow for blasting within the 100-foot setbacks from the West property line. Said property is commonly known as 1901 East 15<sup>th</sup> Street and located on the North side of 15<sup>th</sup> Street/Marshall Road and approximately one-mile (1) West of I-35 Highway, in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 06, Township 17 South, Range 20 East.

[Click here to see Supporting Documents](#)

**NON-PUBLIC HEARING ITEMS:**

1. Application #2410-0003, approval of a Small Subdivision Final Plat for Seven Cedars Estates, currently known as 2019 Jackson Road and is located on the Southeast side of Old US-50 Hwy and on the North side of Jackson Road, in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 29, Township 17 South, Range 19 East.

[Click here to see Supporting Documents](#)

2. Application #2411-0004, approval of a Small Subdivision Final Plat for Sawin Plat, currently known as 1770 Louisiana Road. and is located at the intersection of Hamilton Road and Louisiana Road, on the North side of Hamilton Road and on the West side of Louisiana Road in the East Half (E ½) of the Southeast Quarter (SE ¼) and the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 04, Township 18 South, Range 19 East.

[Click here to see Supporting Documents](#)

3. Application #2411-0005, approval of a Small Subdivision Final Plat for C.E. Atchison Plat, currently known as 2876 Woodson Road. and is South side of Woodson Road, approximately one-quarter (1/4) mile West of Montana Road, in the Northeast Quarter (NE ¼) of Section 24, Township 15 South, Range 19 East.

[Click here to see Supporting Documents](#)

**PUBLIC COMMENT SECTION:** Public desiring to speak on an item not on the agenda may do so at this time. Discussion time limit shall be determined by the Chair and the Planning Commission will not take an action or discuss items at this time. Discussion shall be limited to planning and zoning issues. Items introduced under “Public Comment”

may become agenda items at a later date.

**GENERAL BOARD DISCUSSION:**

**CALENDAR:** Next Planning Commission Public Hearing – **DECEMBER 19, 2024** at **6:30 P.M.** in the **County Commissioners Meeting Room.**

**ADJOURNMENT:**

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**ATTENTION**

For those who have not attended a Planning Commission meeting before here is the order of events.

**Public Hearing Procedures.**

For items on the agenda requiring a public hearing, the procedure is as follows:

1. Chair announces application.
2. Staff gives a summary presentation and recommendation.
3. Planning Commission asks Staff questions.
4. Chair opens the Public Hearing asking the applicant for a presentation. This presentation can be up to 15 minutes in length.
5. Planning Commission asks the applicant questions.
6. Chair will ask for members of the audience who wish to speak opposed or in favor of the application to come forward and make statements or ask questions.
7. The Public Hearing is closed.
8. Chair directs any questions to the appropriate individuals.
9. Planning Commission discussion.
10. Planning Commission votes.

Members of the audience should address their questions and comments to the Planning Commission.