



**ROLL CALL:**

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

**GENERAL BUSINESS:**

**ADOPTION OF THE AGENDA:** December 18, 2025 Regular Meeting

**APPROVAL OF MINUTES:** [click here to read the draft minutes of the November 20, 2025 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:**

- Application #2511-0062 (Rodina) to rezone approximately 35.00 acres from the A-1, Agriculture District to the A-2, Transitional Agriculture District. Said property to be rezoned is currently known as 950 Delaware Terrace and is located on the West side of Delaware Terrace between Douglas Road and Douglas Terrace, in the East Half (E ½) of the Southwest Quarter (SW ¼) of Section 28, Township 18 South, Range 18 East.

[Click here to see Supporting Documents](#)

- Application #2511-0063 (Haslett) to rezone approximately 6.00 acres from the A-1, Agriculture Zone to the R-E, Residential Estate Zone. Said property to be rezoned is currently known as 1391 Reno Road and is located on the North side of Reno Road between Georgia Road and Georgia Terrace, in the Southwest Quarter (SW ¼) of Section 11, Township 16 South, Range 18 East.

[Click here to see Supporting Documents](#)

3. Application #0000010-2025 (Allen for a variance to Chapter III, Article 1, Section 5 to the requirement for Private Water Supplies. Said property is commonly known as 4150 Indiana Terrace and is located on the West side of Indiana Terrace and on the North side of Riley Road, in the East Half (E ½) of the Southwest Quarter (SW ¼) and the West Half (W ½) of the Southeast Quarter (SE ¼) of Section 06, Township 16 South, Range 19 East.

[Click here to see Supporting Documents](#)

4. Application #2511-0011 (Selective Site Consultants) for a Special Use Permit to allow the construction and operation of an approximately 305-foot guyed communication tower with antennas and related equipment in an “A-1” Agricultural District. Said property to be rezoned is currently known as 3751 Nevada Road and is located on the East side of Nevada Road, approximately one-half (1/2) mile North of Sand Creek Road, in the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 16 South, Range 20 East.

[Click here to see Supporting Documents](#)

**NON-PUBLIC HEARING ITEMS:** There were none.

**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 – **JANUARY 15, 2026** 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.