

**MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, MAY 5, 2025
5:00 PM**

I. DETERMINATION OF QUORUM AND CALL TO ORDER

Jonathan Roland called the meeting to order and determined a quorum. Present were Scottie Betts, Grayson Chandler, Chad Nunnery, Marc Murdaugh, Jonathan Roland, Sam White and Ronnie Leech. All members were present.

II. REVIEW AND APPROVAL OF MINUTES

A quorum of members that attended the April meeting were determined to be present and those meeting minutes were approved by a unanimous vote of those members.

III. CITIZENS COMMENTS

- A. Multiple people that live near the property that Mr. Heath requested to rezone in our new business agenda item spoke in opposition of the rezone request.

IV. NEW BUSINESS

- A. **Sight Plan – Circle K** – A site plan was submitted for construction of a proposed Circle K convenience store located at 631 Highway 45 East By-Pass. This is a 1.45-acre lot owned by Stinson Properties Partnership and is being developed by Circle K Incorporated. After minor concerns were discussed with the City Planner and the City Engineer, Jonathan Roland made a motion to approve the site plan contingent on the developer addressing JEA's comments, and the City Planner's and City Engineer's concerns that were discussed. The motion was seconded by Chad Nunnery and passed by a 6-1 vote of the commission. Marc Murdaugh voted opposed.
- B. **Zoning Text Amendment Request – Shane McAlexander** – Mr. McAlexander requested a zoning text amendment that would revise the minimum lot width and minimum lot size for dwellings constructed in R-2 (High Density Residential) Districts. There was some discussion about the history of similar requests that had been approved by the Commission and subsequently denied by the City Board. There was also some support of the request that was shared by a Commission member. This agenda item died due to a lack of a motion by any Commission members.
- C. **Rezoning Request – Greg Heath** – A request was made by Greg Heath to rezone 3.5 acres inside of Medina's Planning Region (but outside of Medina's corporate limits) from A-1 (Forestry, Agricultural) to B-2 (General Business). The 3.5 acres is a portion of a 5.0-acre lot owned by Mr. Heath, with the remaining 1.5-acres being

located in Madison County, which is outside of our planning region. The rezoning request was made in order to build a mini storage. There was some discussion about similar previous requests brought before the Commission, about spot zoning, about police protection, and about the long-range plan for the area. Scottie Betts made a motion to reject the request because of concerns with spot zoning. The motion was seconded by Jonathan Roland and passed by a unanimous vote of the Commission.

V. OLD BUSINESS

A. None

VI. OTHER BUSINESS

A. None

VII. ADJOURNMENT

Meeting Adjourned

A handwritten signature in black ink, appearing to read "Scottie Betts", is written on the page.