

**CITY OF PACIFIC
PLANNING & ZONING MINUTES
March 24, 2026 at 7:00 p.m.**

Call to order: The meeting of the Planning & Zoning Commission was called to order by Chairman Bruns at 7:00 PM on Tuesday, March 24, 2026. The Public was able to attend in person.

Roll Call: Chairman Bruns, Commissioner Goodmon, Commissioner Summers, Commissioner Love, Commissioner Aycok, Commissioner Wymer, Commissioner Marhanka, Commissioner Aycok.

Absent: Commissioner Koelling, Alderman Lesh.

City Staff: City Engineer and Zoning Officer Girondo, Building Department Clerk Bauguess.

Approve Agenda:

Chairman Bruns requested that the agenda be amended to add Old Business below New Business, including items PZ 2026-3 and PZ 2026-4 under Old Business. **Motion made by Commissioner Love, seconded by Commissioner Goodmon to approve the amend the agenda. A voice vote was taken with an affirmative result. Nays: none. Abstain: none. motion carried.**

Approval of Minutes: Regular meeting on February 10, 2026.

Motion made by Commissioner Goodmon, seconded by Commissioner Marhanka to approve. A voice vote was taken with an affirmative result. Opposed: none.

Approval of Minutes: Regular meeting on February 18, 2026.

Motion made by Commissioner Wymer, seconded by Commissioner Summers to approve. A voice vote was taken with an affirmative result. Opposed: none.

Approval of Minutes: Regular meeting on February 25, 2026.

Motion made by Commissioner Wymer, seconded by Commissioner Goodmon to approve. A voice vote was taken with an affirmative result. Opposed: none.

Public Comment-

Twila Ashworth, a resident of Pacific, asked the Board if Beltline returns to Pacific regarding their properties, will the process would resume with another public hearing being posted. Chairman Bruns responded that the item had been tabled at the request of the applicant and that the applicant must return to request removal from the table, at which time a public hearing would be held and the public would have the opportunity to speak.

Public Hearing-

- A. **PZ 2026-5: Map Amendment, Large Investments LLC., applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 7.89 +/- acre tract of land generally located at 1854 Old Gray Summit Rd. (Lot 2 Howe 2 Subdivision; Franklin County Parcel ID: 19-1-11.0-3-004-012.000). 587 Katie Ln. (Lot 1 Howe 1 Subdivision; Franklin County Parcel ID: 19-1-11.0-3-002-012.100) 573 Katie Ln. (Lot 1 Howe 2 Subdivision; Franklin County Parcel ID: 19-1-11.0-3-*

004-012.200) 584 Katie Ln. (Franklin County Parcel ID: 19-1-11.0-3-000-013.100).
The applicant is seeking a rezoning for all parcels from the current NU Non-urban and "Y" Zoning to R-1B single family residential.

Ray Gullet, representing Large Investment LLC, stated that he would like to rezone his property and the surrounding area to R1B for a subdivision consisting of 19 lots. He noted that three of the lots already have houses, leaving 16 new building lots. He added that the proposed subdivision would meet all current City of Pacific requirements. Chairman Bruns ask Mr. Gullet if this was the same layout that was asked before. Mr. Gullet responds yes. Discussion Followed. Zoning Officer Girondo stated to the Commission that this meeting is strictly for the rezoning request and not for the preliminary subdivision plan. Commissioner Wymer asked if the annexation remains in place. Mr. Gullet responded that it does. Commissioner Wymer stated he wanted clarification, noting that he recalled discussion at the Board of Aldermen meeting indicating the annexation might be withdrawn if it was not approved. Mr. Gullet responded that the decision was to leave the annexation in place. Commissioner Love stated that he does not support zoning the area as R1-B and he would prefer R1-E zoning. He explained that the R1-E district is intended for single-family dwellings on larger lots with lower density to preserve a suburban character, which he believes is more appropriate for the area. Discussion Followed. Kevin Doyle, a resident of Pacific, stated that he is not opposed to development but expressed concern that the proposed plan is too dense for the area. He noted that the number of homes proposed for approximately 7.8 acres exceeds what he believes is appropriate and emphasized the importance of maintaining the existing character of larger lot sizes in the area. Robin Pritchett, a resident of Pacific, spoke on behalf of her mother, Elizabeth Lynch, whose property borders the proposed rezoning area. She expressed opposition to the rezoning, citing concerns that the proposed density and smaller lot sizes would be inconsistent with the existing character of the area. She emphasized the importance of maintaining larger lots, preserving trees and wildlife, and minimizing noise and traffic impacts. She requested that the Board consider zoning that supports larger lot sizes, such as R1-E, to better align with the surrounding properties. Dennis O'Malley, a resident of Pacific, Dennis O'Malley, a resident of Pacific located east of the proposed subdivision, expressed opposition to the rezoning and stated agreement with previous comments. He raised concerns about increased traffic, the impact on future development of surrounding properties, and compatibility with responsible development practices. He encouraged the Board not to recommend the proposal.

New Business-

- a. **PZ 2026-5: Map Amendment, Large Investments LLC., applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 7.89 +/- acre tract of land generally located at 1854 Old Gray Summit Rd. (Lot 2 Howe 2 Subdivision; Franklin County Parcel ID: 19-1-11.0-3-004-012.000). 587 Katie Ln. (Lot 1 Howe 1 Subdivision; Franklin County Parcel ID: 19-1-11.0-3-002-012.100) 573 Katie Ln. (Lot 1 Howe 2 Subdivision; Franklin County Parcel ID: 19-1-11.0-3-004-012.200) 584 Katie Ln. (Franklin County Parcel ID: 19-1-11.0-3-000-013.100). The applicant is seeking a rezoning for all parcels from the current NU Non-urban and "Y" Zoning to R-1B single family residential.*

Motion by Commissioner Goodmon, second by Commissioner Love to recommend approval of PZ 2026-5. Ayes: Commissioner Goodmon. Nays: Commissioner Marhanka, Commissioner Summers, Commissioner Love, Commissioner Aycock, Commissioner Wymer, Chairman Bruns. Abstain: 0. Motion Failed.

Old Business-

1. **PZ 2026-3: Map Amendment, Alt Joint Revocable Trust, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 155.0 +/-*

acre tract of land generally located on Denton Road (Franklin County Parcel ID: 19-6-23.0-0-000-019.000, 19-6-24.0-0-000-015.000). They are requesting a zoning of Planned Unit Development (PUD) for the underlying NU Non-Urban District Zoning.

2. **PZ 2026-4: Map Amendment, William C. McLaren, Jr. & Linda S. McLaren Joint Revocable Trust, applicant.** *The applicant is seeking a map amendment (rezoning) for an approximate 500 +/- acre tract of land generally located at 648 Phelan Road and Highway O (19-7-35.0-0-000-001.000, 19-7-35.0-0-000-002.000, 19-7-26.0-0-000-010.000, 19-7-26.0-0-000-007.000, 19-7-26.0-0-000-011.000, 19-7-35.0-0-000-004.000, 19-7-26.0-0-000-009.000, 19-7-25.0-0-000-016.000, 19-7-25.0-0-000-017.000, 19-7-26.0-0-000-018.000, 19-7-25.0-0-000-014.100, 19-7-25.0-0-000-016.001). They are requesting a zoning of Planned Unit Development PUD for the underlying M-1 Light Industrial District zoning.*

Chairman Bruns stated that PZ 2026-3 and PZ 2026-4 were tabled at the special meeting on February 25, 2026, and will remain tabled until the applicant provides further information. She noted that no action will occur unless the applicant requests it, at which time a public hearing would be scheduled and posted. She mentions at this time, no additional information is available. Commissioner Wymer asked Zoning Officer Girondo if there is a time frame for the applicant to return or if they would need have to submit a new application, and whether there is a limit to how long an item can remain tabled. Zoning Officer Girondo stated that the item is currently tabled and that he is unclear about the timeline. He explained that the PUD ordinance provides 60 days to act after receiving an application, but since the applicant requested to table, he is awaiting clarification from the City Attorney. Discussion followed, and Zoning Officer Girondo stated that he will report back once he receives guidance from the City Attorney.

Committee Reports-

a. Board of Aldermen- No Report

b. Board of Adjustment-

Zoning Officer Girondo reported that the upcoming Board of Adjustment meeting is scheduled for April 15th at 5:30 PM to consider two variance requests from single-family homeowners seeking the variances from the requirement to install curb, gutter, and sidewalk.

c. Zoning Officer-

Zoning Officer Girondo reported that a plat submittal will be considered at the meeting on April 24th. He also stated that he will present several text amendments from the workshop meeting at that time.

Miscellaneous

Motion made by Commissioner Wymer, seconded by Commissioner Aycock to Adjourn. A voice vote was taken with an affirmative result.

Meeting adjourned at 7:27 p.m.