



PLANNING COMMISSION

APPROVED MINUTES

January 13, 2026 - 5:30 p.m.

I. Call to Order

Chair Chagaris called the meeting to order at 5:30 p.m.

II. Roll Call

Members Present:

Sarah Chagaris, Chair
Kimberly Cameron, Vice Chair
Anitra Bailey
Henry Capers
Zack Czajkowski
Zuri Hunter
Juan Montes
Diana Neunkirchner
Ramsay Ritchie
Corrie Piontak
Kari Wouk

Excused Members Absent:

Unexcused Members Absent:

Scot MacIver
America Juarez Maldonado

Staff Present:

Aaron Cain, Senior Planning Manager
Andy Lester, Principal Planner
Earlene Thomas, Assistant Director
Javar Jones, Planner
Chris Peterson, Senior Business Systems Analyst
Sarah Voran, Public Information and Communications Analyst

III. Adjustments to the Agenda - None

IV. Approval of the Minutes and Consistency Statements from: December 9, 2025, Meeting

MOTION: Approve the Minutes and Consistency Statements for December 9, 2025.
(Cameron/Hunter 2nd)

ACTION: Motion carried, 10-0 (Neunkirchner not yet present)

V. Public Hearings: Zoning Map Changes

a. Sherron Road Assemblage (Z2500004)

Zoning Map Change Request: change Industrial Light with a development plan (IL(D)), Residential Suburban-20 (RS-20), and Residential Rural (RR) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County jurisdiction to Planned Development Residential 34.426 (PDR 34.426) for REID 212451 and Commercial General with a development (CG(D)) for REID 196122 and Falls/Jordan Watershed Protection Overlay District-B (F/J-B) for both parcels, City jurisdiction located at 1921, 2007 and 2013 Sherron Road.

Staff Report: Andrew Lester presented **Sherron Road Assemblage (Z2500004)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of case Z2500004 (Cameron/Hunter 2nd)

ACTION: Motion failed, 5-6 (Bailey, Capers, Hunter, Montes, Neunkirchner and Wouk voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and is not in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

b. Preserve at Infinity (Z2500008)

Zoning Map Change Request: change Residential Suburban-20 (RS-20) and Eno Watershed Protection Overlay District-B (E-B) to Planned Development Residential 6.185 (PDR 6.185) for REID 180607 and Office and Institutional with a development plan (OI(D)) for REID 180608 and Eno Watershed Protection Overlay District-B (E-B) for both parcels located at 401 and 301 Infinity Road.

Staff Report: Andrew Lester presented **Preserve at Infinity (Z2500008)**

Public Hearing: Chair Chagaris opened the public hearing. The applicants spoke in support, multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500008 (Cameron/Hunter 2nd)

ACTION: Motion failed, 5-6 (Bailey, Cameron, Capers, Hunter, Neunkirchner, Wouk voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and is not in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

c. Enclave at Little Creek (Z2500012)

Zoning Map Change Request: change Residential Suburban-20 (RS-20) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B), County jurisdiction to , Planned Development Residential 5.006 (PDR 5.006) for partial REID 232242, and Residential Suburban-20 (RS-20) for REID 140495, and Falls/Jordan Watershed Protection Overlay District-B (F/J-B) for both parcels, City jurisdiction located at 5524 and 5515 George King Road.

Staff Report: Andrew Lester presented **Enclave at Little Creek (Z2500012)**

Public Hearing: Chair Chagaris opened the public hearing. The applicants and several residents spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500012 (Cameron/Hunter 2nd)

ACTION: Motion failed, 3-8 (Bailey, Chagaris, Capers, Hunter, Neunkirchner, Piontak, Richie, Wouk voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is not consistent with the adopted *Comprehensive Plan*. The Commission believes the request is not reasonable and is not in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

d. 612 Carpenter Fletcher Road Two (Z2500015)

Zoning Map Change Request: change Commercial General with a Development Plan (CG(D)) and Office Institutional (OI) to Commercial General with a Development Plan (CG(D)) located at 1562 and 1612 Carpenter Fletcher Road.

Staff Report: Aaron Cain presented **1612 Carpenter Fletcher Road Two (Z2500015)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant spoke in support; no one spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500015 (Cameron/Hunter 2nd)

ACTION: Motion carried, 11-0 (Bailey not present)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

e. Denfield Lodgment (Z2500023)

Zoning Map Change Request: change Residential Suburban-10 (RS-10) and Residential Suburban-20 (RS-20) and Falls/Jordan Watershed Protection Overlay District-B (F/J-B) to Residential Suburban-Multifamily with a development plan (RS-M(D)) and Falls/Jordan District-B (F/J-B) located at 4424 Denfield Street.

Staff Report: Peyton Burgess presented **Denfield Lodgment (Z2500023)**

Public Hearing: Chair Chagaris opened the public hearing. The applicant and a resident spoke in support; no one spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of Z2500023 (Cameron/Hunter 2nd)

ACTION: Motion carried, 11-0 (Bailey not present)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

VI. Public Hearings: Comprehensive Plan Amendment

a. Evaluation and Assessment Report (EAR) - PTM and Policy

Comprehensive Plan Amendment Request: changes to the Place Type Map and Urban Growth Area.

Staff Report: Aaron Cain presented **Evaluation and Assessment Report (EAR) - PTM and Policy**

Public Hearing: Chair Chagaris opened the public hearing. Staff spoke in support; multiple residents spoke in opposition. Chair Chagaris closed the public hearing.

MOTION: Recommend approval of A2500002 (Cameron/Hunter 2nd)

ACTION: Motion carried, 7-4 (Bailey, Cameron not present, Chagaris, Capers, Ritchie, Wouk voting No)

Consistency Statement: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and is in the public interest and recommends denial based on comments received at the public hearing and the information in the staff report.

VII. New Business - None

VIII. Committee Updates

- a. Commissioners Czajkowski, Wouk and Ritchie updated members on the new UDO.

IX. Staff Announcements - None

X. Adjournment

The meeting was adjourned at 8:44 p.m.

Respectfully Submitted,
Joanne Gordon, Clerk