**Call to Order:** Darnell Moorer, Chairman called the meeting of the Planning Commission to order at 7:31 p.m. on Wednesday May 21st, 2014.

**Roll Call:** Those present were Darnell Moorer, Chairman, Don Wright, Ray Goodman and Cindy Pierce, Secretary. Deverick Williams, Vice-Chairman and Margarine Harris were unable to attend.

Also present were Al Wiggins, Director and Clarence Blalock, Deputy Director of Planning, Building & Zoning Dept.

**Approval of**

**Minutes:** Cindy Pierce requested that the minutes of the May 27, 2013 be set for the next meeting. All Board members were in agreement.

Don Wright made a motion to approve the minutes of the May 26, 2014 meeting as published. Ray Goodman seconded the motion. Voting on the motion was unanimous.

**Old Business:** None.

**New Business: Proposed amendment to Title 8, Planning and Development, Chapter 8 Zoning, to provide for codification; to provide for severability, to repeal conflicting ordinances, to provide an adoption date, to provide an effective date, and for other purposes allowed by law.**

Al Wiggins discussed the following proposed zoning amendments:

* Establish guidelines that regulate the outdoor display and placement of merchandise for vehicle repair shops and service centers.
* Remove ambiguous language that requires new/prospective business owners seeking to establish a business within the Planned and Heavy Industrial Zoning categories to receive site plan approval from the Planning Commission prior to issuance of a business license.
* Establishment of X-1 Railroad District to regulate development and commercial signage placement on and near the railroad right-of-way.
* Restrict vehicle repair shops and auto service centers to multi-lane arterial roads.

After much discussion and clarification of the proposed changes, Don Wright made a motion to approve the amendment changes with the condition that Al Wiggins adds a text amendment in the proposed ordinances that assigns an appropriate display area for vehicle repair shops and service centers, by dimension description. Ray Goodman seconded the motion. Voting on the motion was unanimous.

**Other Business: Proposed Zoning Map Approval**

Al Wiggins stated that there needed to be a change made and the proposed zoning map would be presented at the next meeting on June 18, 2014.

**Adjournment:** Don Wright made a motion to adjourn. Ray Goodman seconded the motion.