



Planning Commission

Regular Meeting
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~Minutes~

Chair Kitty Singleton
Vice Chair Eric Schumacher
Commissioner Jason Frazier
Commissioner Pooja Gardner
Commissioner Robert Mayer
Commissioner Gurtej Narang
Commissioner Carol Williams

Tuesday, February 17, 2026

7:00 PM

City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

The meeting was called to order at 7:00 PM by Chair Kitty Singleton.

Chair Kitty Singleton: Present, Vice Chair Eric Schumacher: Present, Commissioner Jason Frazier: Present, Commissioner Pooja Gardner: Absent, Commissioner Robert Mayer: Present, Commissioner Gurtej Narang: Absent, Commissioner Carol Williams: Present, Planner III Angela Rambeau: Present, Planning and Zoning Director Jeannie Peyton: Present, Director of Community Development Michelle Alexander: Present, Engineering Manager Osmany Ordóñez: Present, Engineering Plan Reviewer Sam Wood: Present, Assistant City Attorney Joe Cusack, present

II. Agenda Items

1. Consideration of ZUSE-1225-000003 - 1050 Holcomb Bridge Road - QuikTrip Conditional Use with Concurrent Variance

Approved per Staff Conditions which are as follows:

- 1. The land disturbance permit (LDP) may include minor modifications to the site plan to meet Transportation conditions of approval; and*
- 2. Meet all other conditions of approval by Building, Stormwater, Engineering, Fire, Tree and Planning and Zoning.*

In addition to Staff Conditions, the Planning Commission submitted a list of recommendations to be included.

RESULT:	APPROVED WITH CONDITIONS [4 TO 1]
MOVER:	Robert Mayer, Commissioner
SECONDER:	Jason Frazier, Commissioner
IN FAVOR:	Kitty Singleton, Jason Frazier, Robert Mayer, Carol Williams
OPPOSED:	Eric Schumacher
ABSENT:	Pooja Gardner, Gurtej Narang

III. Text Amendments

2. Consideration of a Text Amendment to the Unified Development Code, Article 14, Definitions, Section 14.2., Defined Terms (Initiation)

Approved per changes to the definition as shown below:

Computer or Data Processing

Facilities where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing, telephone sales and order collection, mail order and catalog sales, and mailing list preparation but shall not include any building, structure, or facility (or any portion or complex of the foregoing), in which any substantial floor area is devoted to operating data processing or computing equipment for commercial computer applications or services, such as developing, running, delivering, or transmitting computer applications or services, or for storing and managing the data associated with such services. By way of example, and not of limitation, such computer applications or services described herein may be related to crypto-currency mining, data mining, cloud computing and storage, and artificial intelligence.

RESULT:	APPROVED WITH CHANGE [UNANIMOUS]
MOVER:	Robert Mayer, Commissioner
SECONDER:	Jason Frazier, Commissioner
IN FAVOR:	Singleton, Schumacher, Frazier, Mayer, Williams
ABSENT:	Pooja Gardner, Gurtej Narang

3. Consideration of a Text Amendment to the Unified Development Code, Article 9, Use Provisions, Section 9.6.6., Warehouse and Distribution (Initiation)

This item was administratively withdrawn at this time.

RESULT:	MOTION TO WITHDRAW [UNANIMOUS]
MOVER:	Kitty Singleton, Chair
SECONDER:	Robert Mayer, Commissioner
IN FAVOR:	Singleton, Schumacher, Frazier, Mayer, Williams
ABSENT:	Pooja Gardner, Gurtej Narang

IV. 2026 Elections – Chair & Vice Chair

Commissioner Williams moved to re-elect Chair Singleton and Vice Chair Schumacher for 2026, seconded by Commissioner Mayer, passing unanimously.

V. 2026 Calendar

Chair Singleton moved to approve the 2026 Planning Commission meeting calendar with no meeting in December, seconded by Commissioner Williams, passing unanimously.

VI. Minutes

1. November 18, 2025 PC Meeting Minutes

RESULT:	APPROVED [4 TO 0]
MOVER:	Kitty Singleton, Chair
SECONDER:	Carol Williams, Commissioner
IN FAVOR:	Kitty Singleton, Eric Schumacher, Jason Frazier, Carol Williams
ABSTAIN:	Robert Mayer
ABSENT:	Pooja Gardner, Gurtej Narang

2. December 5, 2025 PC Special Called Meeting Minutes

RESULT:	DEFERRED [UNANIMOUS]
MOVER:	Carol Williams, Commissioner
SECONDER:	Kitty Singleton, Chair
IN FAVOR:	Singleton, Schumacher, Frazier, Mayer, Williams
ABSENT:	Pooja Gardner, Gurtej Narang

VII. Adjournment

There being no further comments or discussion, the meeting was adjourned at 10:08 PM.