

MINUTES
Planning Commission
700 Paris Ave. - Town Hall
January 26, 2026, 5:00 PM

MEMBERS PRESENT: Judy Alling, Dannon James, Justin Keown, Jeremy Taylor, Wendy Zara

STAFF PRESENT: Noah Krepps, Joseph Ethem

The meeting was called to order at 5:00 PM.

- I. **Call to Order**
- II. **Approve the minutes of September 22, 2025.**

Dannon James made a motion to approve the minutes as drafted. Jeremy Taylor seconded the motion. All voted yes.

- III. **Rezoning Request.** Rezone 0.54 acres at 1628 West Paris Avenue. The current zoning is T5 Main Street. The requested zoning is T4 Neighborhood Center. The property is further described as District 110, Map 10, Parcels 125. The applicant is Riley Randall.

Staff presented their staff report for the rezoning request and recommended denial due to the property's frontage on West Paris Avenue and nonconformity with the goals for this area of the Old Village laid out in the Comprehensive Plan and Master Plan for Port Royal. The applicant gave additional information on their request, stating that they would like to be able add on to the existing single-family residence. The applicant had assumed that this could not be done in T5MS because detached single-family uses are not permissible. Staff clarified that the nonconforming structure could be expanded without changing the zoning. Judy Alling made a motion to deny the rezoning request. Justin Keown seconded the motion. All voted yes.

- IV. **Adjournment.**

Justin Keown made a motion to adjourn the meeting. Dannon James seconded the motion. All voted yes. The meeting was adjourned at 5:33 PM.