



TOWN COUNCIL PLANNING & ZONING COMMISSION MEETING MINUTES

**TUESDAY, AUGUST 20, 2024 – 6:00 PM
PIERSON TOWN CENTER**

1. Call meeting to order

Chairman Paul Martel called the meeting to order at 6:00 PM and asked Town Clerk Yvonne Braddock to take the roll call.

2. Roll call

PRESENT:

Chairman Paul Martel
Vice Chairman R. Blair Davis
Commissioner Jonathan Vickers
Commissioner Jeff Herren
Commissioner Max Tyus

Town Planner Mark Karet was also present.

3. Invocation and Pledge of Allegiance

Commissioner Max Tyus gave the invocation which was followed by the Pledge of Allegiance.

4. Approval of Minutes – Chairman Paul Martel

a. July 16, 2024

Chairman Paul Martel entertained a motion to approve the minutes if there were no additional changes, additions, or deletions.

Vice Chair Blair Davis made the motion to approve the minutes as written; seconded by Commissioner Jonathan Vickers. All agreed; motion carries.

5. NEW BUSINESS

a. Palmetto Oaks Subdivision Preliminary & Final Plat Approval – 705 N. County Road 3 (Volusia Avenue)

The applicant, Pete Glover, is requesting preliminary and final plat approval for a 4-lot subdivision on behalf of the landowner, Fidel Velasquez, for a 4.92± acre property located on the north side of W. Palmetto Avenue east of CR 3 and west of the CSX railroad and US 17.

47 Town Planner Mark Karet explained and read the Preliminary & Final Plat up for
48 recommendation to Pierson Town Council. He explained that at a prior meeting discussed
49 that it would be four lots that are one acre each. Town Planner Mark Karet explained last
50 page of packet is plat that is up for approval.

51

52 Discussion ensued and Chair Paul Martel stated that Plat did not show the main driveway
53 entrance and where would the driveways be? Town Planner Mark Karet stated that all lots
54 have street frontage.

55

56 Chair Paul Martel asked the commission if they had any other questions?

57 With no further questions Chair Paul Martel asked for a motion to recommend that Palmetto
58 Oaks Subdivision Preliminary & Final Plat Approval – 705 N. County Road 3 (Volusia
59 Avenue) be approved and sent to Pierson Town Council:

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61 **Commissioner Max Tyus made motion to approve to send Palmetto Oaks Subdivision**
62 **Preliminary & Final Plat Approval to the Town Council; seconded by Vice Chair Blair**
63 **Davis. All agreed; motion carries on a roll call vote 5-0.**

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65 **6. OLD BUSINESS**

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67 There was none at this time.

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69 **7. GOOD AND WELFARE (Public Participation)**

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71 Chair Paul Martel thanked Town Planner Mark Karet for the updated Comp Plan
72 Amendment and advised board to review and bring any questions or concerns to next
73 Planning & Zoning meeting September 17, 2024.

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75 **8. ADJOURNED**

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77 **Hearing no further comments, the meeting adjourned at 6:16 PM.**

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79 Minutes prepared by:

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81

82 Yvonne Braddock, Town Clerk

Minutes approved by:

Paul Martel, Chairman