

**CITY OF WAVERLY
PLANNING COMMISSION MEETING MINUTES**

Date: June 25, 2026

Time: 6 PM

Location: 101 E. Main Street

1. Call to Order

2. Roll Call	Present	Absent
Chairman Daniel Colier		x
John Coleman	x	
Ronnie Hughes		x
Vicky Stribling	x	
Jason Dexter	x	
Victor Gardner	x	
Emily White		x
Mike Davidson		x
Mark Milligan	x	
Advisor: Jim Pillow	x	
Secretary: Chris Browning	x	

Also Present:

Jeremy Bell and Ken Gentry

3. Approval of Previous Meeting Minutes

1st Dexter

2nd Coleman, passed with all ayes

4. New Business

Item 1: Site Plan Review

Ken Gentry owns approximately 4 acres on Highway 13 N, and it was recently rezoned to MRO. He wants to add duplexes to the property and wishes to submit his first draft of a site plan for review. His goal is to build multiple duplexes on the property.

1st. Dexter to return for corrections, 2nd Milligan , Full commission voted to return the plan to Gentry for corrections.

Item 2: Minor Subdivision Plat

Jeremy Bell owns approximately 1.8 Acres on Brazzle Rd, outside the city limits, but within the City of Waverly's planning and zoning jurisdiction. The property has existing structures on it as well. Bell is also acquiring property and another structure from the neighbor. Bell's goal is to divide each structure up to where it is attached to its own parcel.

1st Coleman to approve, 2nd Dexter, all ayes from commission to approve Bells plat.

5. Old Business

None

6. Other Business

None

7. Adjournment

1st Dexter, 2nd Gardner, all Ayes from commission

Prepared by: Chris Brauning
Title: Secretary

WAVERLY REGIONAL PLANNING COMMISSION

JUNE 25, 2026

STAFF REPORT

Item 1- Mr. Ken Gentry is submitting a site plan to build multiple duplexes on the property 4.31 acre property on Highway 13. (Parcel 17.01, Group B of Tax Map 0530)

Background- This property was recently rezoned MRO which allows multi-family dwellings. Generally the City of Waverly Zoning Ordinance allows one residential primary structure per lot of record. The Zoning Ordinance does have an exception for Multi Family Dwellings located on a single lot. The development standards are outlined in Section 11-1002 of the City of Waverly Zoning Ordinance. All of the requirements of this section are not shown on the drawing. The site plan as submitted do not include or shown in sufficient detail items such as parking, recreational facilities, fire department access, paving details, fencing, landscaping, walkways, and mail service facilities. The property does not lie within a FEMA designated flood zone.

Staff Recommendation- Staff recommends that the planning commission returns the site plan to the owner to be revised to meet the requirements of the Zoning Ordinance.

Item 2- Minor Subdivision Plat for Jeremy Bell on Brazzle Road.

Background- Jeremy Bell owns approximately 1.8 Acres on Brazzle Rd, outside the city limits, but within the City of Waverly's planning and zoning jurisdiction. Mr. Bell's property has an existing home on it. Bell is acquiring property with a home and mobile home from the neighbor. Bell's goal is to divide the property where each structure is on its own parcel. The 3 lots meet all of the minimum requirements of the City of Waverly Zoning Ordinance.

Staff Recommendation- Staff recommends approval as submitted.

Jim Pillow CBO, CFM, MCP
Staff Planner