



Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, April 29, 2026 at 7:00 pm

Notice of Public Meeting & Agenda

Electronic participation will be available. See <https://dutchjohn.gov/pages/calendar> for more details.

1. Call to Order / Pledge of Allegiance

Minutes:

Call To Order: 7:01pm

2. Attendance

3. Establishment of Voting Members

Minutes:

Rachel verified enough members to vote.

4. Public Comment

Minutes:

No Public Comment.

5. New Business

a. Discussion of Public Hearing & Possible Action for Recommendations to Town Council

Minutes:

Rachel reintroduced discussion regarding Peter Guinn's comments during the Public Hearing. Jamie restarted the discussion of affordable housing, and importance of ensuring there is incentives to developers. Jamie also brought concerns regarding loosening regulations to give more incentive doesn't guarantee developers will build affordable housing.

Additional general discussion revolving around next best step to take with the proposed Ordinance changes. Amy mentioned the Moratorium is for 12 weeks and that there still is time. Butch indicated the Town Council had a work session scheduled for Friday May, 1st, and they have it on their agenda to review if the proposed Ordinance changes were recommended by Planning and Zoning. Butch, additionally outlined the steps Town Council would take in

review. Dave brought concerns of timeline in trying to do the Recommendation to Town Council with explanations of why each change was made, was pushing a tight timeline. Rachel and Jamie stated that they felt they could produce the explanations in time for the Town Council Work Session. Butch mapped the steps Town Council would take if they had questions and feedback, he reassured that PNZ would have time to make corrections and give comments as well at the Public Hearing for Town Council. Rachel and Jamie reiterated that they did not have time to correct formatting, spelling, etc. Butch reassured PNZ, Town Council would table discussion if needed for corrections or clarification prior to final Public Hearing and Vote. Jamie brought two options- to pass and let Town Council review, or take a second look and focus on Mixed Use Development. Rachel advocated to not add additional Ordinance changes, emphasizing that what has been proposed as changes is a lot already. Rachel felt that a separate Town Council Work Session would be needed to review the entirety of the changes. PNZ and Town Council reiterated as a group how many other items need to be addressed and that the Ordinance itself is a work in progress. Jamie mentioned also ensuring the Spring is designated on the Map as a Critical Area and should be added to the proposed Park and Trails map, Butch indicated Allen had also mentioned the same thing at Town Council meeting. . Butch asked that PNZ be very clear on the reasons for the proposed Ordinance changes.

MOTION: Rachel Albritton motioned to recommend the proposed Planning and Zoning Ordinance changes to Town Council. Seconded By : Jamie Barrus

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

6. Closed Session, if necessary* Pursuant to 52-4-204

7. Adjournment

Minutes:

Meeting Adjourned: 7:16pm