

**MINUTES
TOWN OF SLAUGHTERVILLE
PLANNING AND ZONING COMMISSION
Regular Meeting
February 10, 2026**

1. CALL TO ORDER

Edna Manning called the meeting of the Slaughterville Planning and Zoning Commission to order at 5:48 pm on February 10, 2026. The meeting was held at the Slaughterville Town Hall at 10701 US Highway 77 and was conducted pursuant to the State Open Meeting Law with due and proper notice provided. Notice of the meeting was given by posting an agenda on January 29, 2026.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

KAREN ATKINS	PRESENT
JEREMY RENFRO	ABSENT
ZACH PAULK	ABSENT
THAD DRIEVER	PRESENT
EDNA MANNING	PRESENT

A quorum was established. Also present was Town Administrator Carol Lance, Administrative Assistant Karie Killgore, Planning & Development Josh Reagan, Treasurer Chris Edwards, and Clerk Linda Butts.

3. PUBLIC HEARING

- a) **PUBLIC HEARING CONCERNING AN APPLICATION FOR A PROPOSED USE AND STRUCTURE ON REVIEW FOR A PROPERTY LOCATED AT 11800 BRYANT ROAD, LEXINGTON, 73051 FOR THE PURPOSE OF A QUILTING RETREAT, ZONED AS AR-1 AGRICULTURAL/RESIDENTIAL DISTRICT PLANNING AREA C. Legal Description: 23-7-1W 10AC PRT E/2 NE/4 BEG 626.14`W NE/C S645.81` W674.03` N645.82` E674.97` POB AKA TR 7**

Mr. Greely gave information about the plans for the property to have a quilting retreat for small groups.

All requirements of the town have been met.

A citizen spoke saying he did not want the land to be rezoned to commercial, which it was explained to him that it was not a rezone hearing, but a use and structure permitted on review.

The public hearing was closed.

- b) **PUBLIC HEARING OF ORDINANCE 2026-01, AMENDING PART 13 ENTITLED "ZONING REGULATIONS", CHAPTER 1 ENTITLED "SUBDIVISION REGULATIONS", ARTICLE 1 OF THE SLAUGHTERVILLE MUNICIPAL CODE 2015 (2024 SUPPLEMENT), BY THE AMENDMENT OF SECTION 13-119 ENTITLED "SPECIAL SETBACK LINES", ESTABLISHING REASONABLE**

SETBACKS FOR PROPERTIES WHICH ABUT COUNTY ROADS, PRIVATE ROADS AND STATE HIGHWAYS AND ESTABLISHING A DIFFERENT LINE TO COMPUTE THE SETBACK DISTANCE; PROVIDING FOR REPEALER; SAVINGS; CODIFICATION; SEVERABILITY; DECLARING AN EMERGENCY.

Ordinance No. 2026-01 amends Section 13-119 which establishes special setback lines for properties which abut county roads, private roads and state highways. The existing ordinance measures all setback distances from the center of the county roads, private roads and state highways. Ordinance No. 2026-01 measures the distance from the edge of the road or highway/property line. The existing ordinance sets different setbacks on properties which abut roads based on use; currently the setback is 75' for residential uses, 100' for commercial, industrial uses, schools, churches or other public or institutional buildings. All setbacks from state highways are 150'. Ordinance No. 2026-01 proposes to change that distance but has directed that the Slaughterville Planning Commission study the issue and make a recommendation to the Board of Trustees.

Discussion was held in reference to where the beginning measurement for setbacks should begin. The consensus was to use the center of the road when measuring the beginning setback due to the multiple changes in right-of-way/property lines.

The multiple widths of roads in subdivisions/residential areas were a concern. Due to those differences, additional research may be needed.

The public hearing was closed.

4. DISCUSSION AND/OR ACTION ITEMS

- a) Discussion and/or action concerning approval of the minutes for December 09, 2025, regular meeting.

No action was taken.

- b) Discussion and/or action on the review and recommendation to the Board of Trustees for a proposed use and structure permitted on review for property located at 11800 Bryant Road, Lexington, 73051 for the purpose of a quilting retreat, zoned as AR-1 Agricultural/Residential District Planning Area C. Legal Description: 23-7-1W 10AC PRT E/2 NE/4 BEG 626.14`W NE/C S645.81` W674.03` N645.82` E674.97` POB AKA TR 7.

Thad Driever made a motion, and Karen Atkins seconded the motion to approve the proposed use and structure permit.

YEA: ATKINS, DRIEVER, MANNING

NAY: NONE

- c) Discussion and/or action on Ordinance 2026-01 establishing reasonable setbacks for properties which abut county roads, private roads and state highways and establishing a different line to compute the setback distance.

Additional discussion was held. Edna Manning was not in approval of changing setbacks for the rural areas of county roads and subdivisions. She only wanted the highway corridor to be considered.

Thad Driever made the motion, and Karen Atkins seconded the motion to recommend to the Board of Trustees that setbacks in all areas be reduced by 25 ft. with setbacks to be based off the center of the roads for a standardized point of reference.

YEA: DRIEVER, ATKINS
NAY: MANNING

The motion failed for lack of unanimous approval.

5. REPORTS

Report from Josh Reagan, Planning & Development.

Applications for 2025 were as follows:

- 40 zoning compliance permits
- 4 Variance
- 6 Lot Split
- 3 Use Permitted on review
- 1 Flood Plain

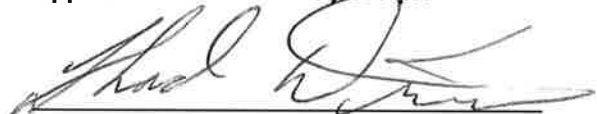
6. REMARKS AND INQUIRIES BY COMMISSION MEMBERS AND STAFF

None

7. ADJOURNMENT

The meeting was adjourned at 6:39 pm.

Approved on the 14th day of April 2026



Chairman



Attest:



~~Linda Butts~~, Town Clerk

Karie Killgore, Deputy Town Clerk