

**PLANNING COMMISSION  
FINAL AGENDA  
March 12, 2026**

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**BEGINNING AT 5:00 P.M.**

**CALL TO ORDER:**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM:** Public hearing to consider the FY 2026-27 through FY 2035-36 Capital Improvement Program.

**Approved**

**APPROVAL OF MINUTES:** Planning Commission Regular Meeting, and Work Session on February 12, 2026.

**Approved**

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**BEGINNING AT 6:00 P.M.**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (0)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

**CASES TO BE HEARD: (1)**

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**FAIRFIELD:**

**REZ-2026-100113 Darin Smouse for Crossings at Mulberry Development Company LLC:** Request to amend proffers accepted with REZ2022-00013 on Parcels, 787-744-4094, 787-745-4100, 787-744-4295, 787-744-4496, 787-744-4981, 787-744-4696, 787-745-4802, 787-744-4996, 787-745-2219, 787-745-2216, 787-745-2312, 787-745-2407, 787-745-1806, 787-745-2405, 787-744-2696, 787-744-2694, 787-744-2793, 787-744-2789, 787-745-3800, 787-744-4280, 787-744-4581, 787-745-4301, 787-744-4781, 787-745-4501, 787-744-5181, 787-745-2026, 787-745-1523, 787-745-2122, 787-745-1521, 787-745-2121, 787-745-1619, 787-745-1617, 787-745-1713, 787-745-1710, 787-745-2309, 787-745-1808, 787-745-1904, 787-745-2403, 787-744-2599, 787-744-2791, 787-744-2886, 787-745-1426 and part of Parcels, 787-745-3508, and 787-745-6700 located on the east line of Chamberlayne Road (US Route 301) approximately 250' north of its intersection with Azalea Avenue. The applicant proposes to amend Proffer 28 related to alley-served lots. The existing zoning is R-6C General Residence

**March 12, 2026**

District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration and Urban Residential. **Staff – Ali Hartwick Recommended for Approval**

**DISCUSSION ITEM:** Staff will present an overview of the Introduction and Key Planning Influences chapters of the 2045 Comprehensive Plan update.

**DISCUSSION ITEM:** The Commission will discuss setting a work session for April 9, 2026, regarding the 2045 Comprehensive Plan update.  
**Approved**

**DISCUSSION ITEM:** The Commission will consider revisions to the Planning Commission Rules and Regulations.

The Planning Commission adjourned its meeting at 6:07 p.m. on March 12, 2026.

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