

**MARTIN MUNICIPAL-REGIONAL
PLANNING COMMISSION MEETING AGENDA
FOR
TUESDAY, JULY 28, 2026
5:15 P.M.
MUNICIPAL BUILDING CONFERENCE ROOM**

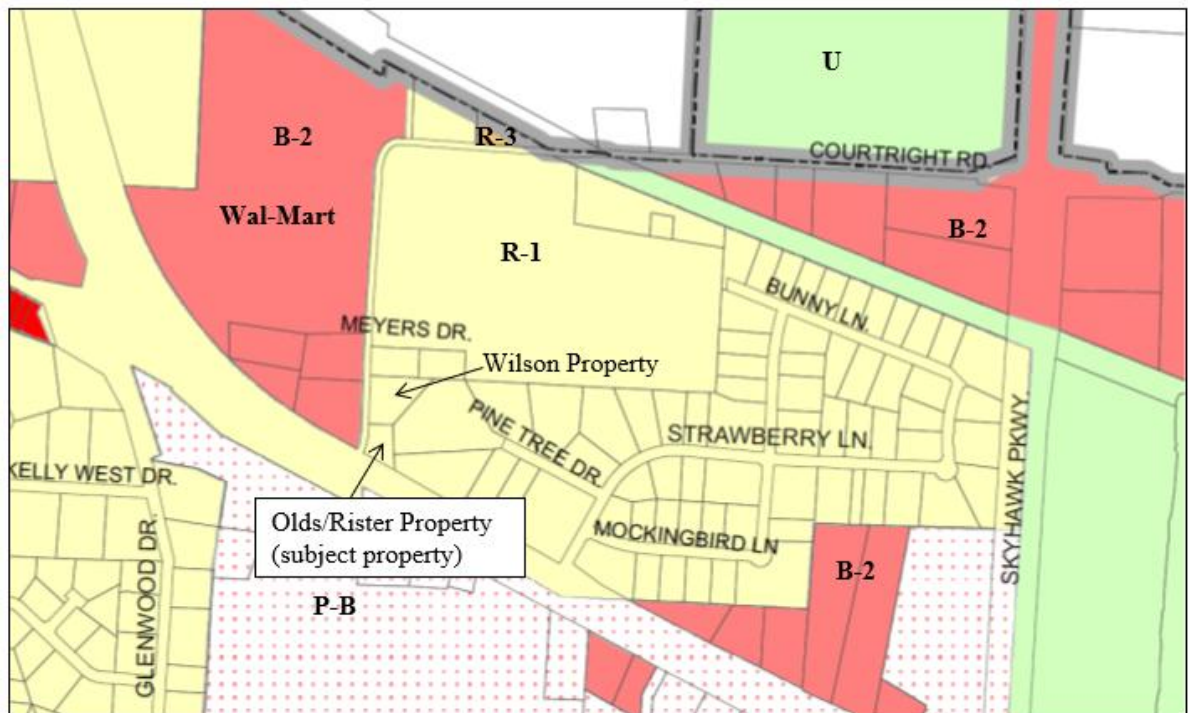
1. Call to order and determination of quorum.
2. Approval of May 20, 2026 meeting minutes.
3. Citizens Comments.
4. Rezoning Request – Scott Olds & Sherry Rister (933 University Street) & Rick Wilson (111 Courtright Road).
5. Discussion on potential zoning regulations governing Data Centers.
6. Staff Planner.
7. Any other business.
8. Adjournment.

MEMORANDUM

TO: Martin Municipal/Regional Planning Commission
FROM: Donny Bunton, Community Planner
DATE: July 15, 2026
SUBJECT: STAFF PLANNER'S REPORT ON AGENDA ITEMS



1. Call to order and determination of quorum.
2. Approval of June 23, 2026 meeting minutes.
3. Citizens Comments.
4. Rezoning Request – Scott Olds & Sherry Rister (933 University Street) & Rick Wilson (111 Courtright Road)



Background. A request has been submitted to rezone property located at 933 University Street from R-1 (Low Density Residential) to B-2 (Intermediate Business). The property is owned by Scott Olds and Sherry Rister and it is approximately 19,250 square feet in size. There is an existing residence located on the property.

In 2020 a proposal to rezone this property, as well as, an adjacent property (owned by Rick Wilson) was positively recommended by The Planning Commission but failed to be approved by the City Board.

Analysis. In favor of the rezoning request, the property lies across the street from an existing B-2 district and can be easily connected to said district without creating spot zone concerns. Also, the property is designated for future commercial growth according to the City's future land use map, which is a component of the City's adopted land use plan. Also, the property fronts on Courtright Road which already

accommodates commercial traffic and has commercial level water and sewer mains located there.

As a negative the property abuts a residential subdivision and features limited screening or buffering around its periphery. If the requested rezoning were to be approved, adequate screening along the boundary of the property with the adjacent residence should be required during the site plan approval process.

Recommendation. The staff recommends approval.

5. Discussion on potential zoning regulations governing Data Centers.

7. Staff Planner.

8. Any other business.

9. Adjournment.