

Minutes
Business & Development Services Committee
January 5, 2026
2nd committee meeting

Committee Members present: Mark Steenback (Chair), Taft Matney, and Frank Allgood
Others present: BDS Director David Dyrhaug, City Administrator Seth Duncan and Assistant City Administrator Greg Saxton

1. Call to Order- Chairman Steenback

2. Public Comment- None

3. Reading and Approval of Minutes

a. Business & Development Services Committee Meeting: November 3, 2025

Motion: Councilman Allgood made a motion to approve the minutes as distributed.
Councilman Matney seconded the motion.

Vote: The vote was unanimous (3-0).

4. Reports or Communications from City Officers

a. BDS Department Report, David Dyrhaug

Mr. Dyrhaug reported construction of the last home in the Bethel Townes community has been completed. A new Verizon store at 1174 Woodruff Road has been permitted. New businesses licensed in the City this month include: Arden Woods Dental Care, Palmer Dentistry, Local Crust and Qdoba restaurants in the Publix Shopping Center on Ashmore Bridge Road, and Nixtamal Mexican Kitchen in BridgeWay Station.

5. Unfinished Business

a. None

6. New Business

a. Discussion on land use/rezoning changes prior to adoption of the comprehensive plan

Chairman Steenback asked for discussion on this item. He said he is not a fan of putting a moratorium on rezoning or land use changes until the comprehensive plan is adopted, but wants feedback from the other committee members. Councilman Matney asked how long until the comprehensive plan will be ready for council consideration. Mr. Dyrhaug answered in about three months. Councilman Matney said he didn't think waiting 90 days for a rezoning request would be a burden to a developer. Mr. Dyrhaug said he doesn't know of any large projects that would be affected by a 90 day wait.

Mr. Duncan said a moratorium requires an ordinance with two readings, so that method would take about 45-60 days.

Mr. Dyrhaug said if committee did not want to put a formal moratorium on rezonings, there could be an informal way in which staff could let developers know that a rezoning request would probably not be considered until the comprehensive plan is ready and encourage them to wait.

Councilman Matney said he would like to hear the consensus of Council on whether they would like to put a moratorium on rezonings or land use changes or just have Mr. Dyrhaug informally pass the word along.

Motion: Councilman Allgood made a motion to send this item to Council for discussion with Councilman Matney seconding.

Vote: The vote was unanimous (3-0).

7. Public Comment- None

8. Committee Concerns- None

9. Adjourn- Chairman Steenback adjourned the meeting at 7:07 p.m.

Respectfully Submitted,
Cindy Miller
Municipal Clerk