



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, January 13, 2025 at Noon

City Hall, 415 Broad Street, Conference Room 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, Candice Hilton, Chip Millican

Members Absent: Gary Mays, Travis Patterson, Jason Snapp, Anne Greenfield, Tim Lorimer

Staff Present: Ken Weems, AICP, Jessica McMurray, Sam Cooper, Lori Pyatte, Garret Burton

Visitors: none

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the December 16, 2024 Work Session Minutes
2. Approval of the December 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. No official action was taken.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Frylee Court (MINSUB22-0162) The Commission is requested to release the escrow account for the Frylee Court Development. Staff stated that all work has been completed for the Frylee

Court Development. Staff recommended releasing the cash guarantee. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Williams Road Rezoning (REZONE24-0303). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff presented the item to the Commission. Staff identified the location of the site as abutting the Vulcan quarry pit. Staff stated that the owner of the property intends to construct apartments at the site. Staff noted that the site was recently purchased and that the apartment developer is not the same person that is constructing homes along Granby Road. No official action was taken.
2. Saint Andrews Garth Phase 3 (PD24-0301). The Commission is requested to grant Final Plat Approval for the Saint Andrews Garth Phase 3 Planned Development. Staff stated that phase 3 consists of the final 10 lots in Saint Andrews Garth. Staff noted that the City still holds an irrevocable letter of credit to cover the remaining development costs. Staff identified phase 2 as the phase that has the subdivision guarantee attached to it. No official action was taken.
3. 135 Main Street Surplus Request (SURPLS24-0289) The Commission is requested to grant approval for the surplus request for the property located at 135 Main Street (SURPLS24-0289). Staff identified the location of the request, which abuts the train station downtown. Staff stated that the site resides within the Main Street Historic District. Staff noted that all city departments had reviewed the surplus request and do not have a need for the property. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

The meeting adjourned at 12:25p.m.