



REGIONAL PLANNING COMMISSION MINUTES

Thursday, May 15, 2025 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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, Candice Hilton, Jason Snapp, Tim Lorimer, Sam Booher

Members Absent: Gary Mayes, Travis Patterson, Chip Millican, Anne Greenfield

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

Visitors: none

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the agenda as presented. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the April 14, 2025 Work Session Minutes
2. Approval of the April 17, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. Sharon Duncan drew attention to several minor mistakes in the minutes. Staff stated that they would make the necessary corrections to the minutes. A motion was made by Sam Booher, seconded by Jason Snapp, to approved the minutes as amended for the both the April 14, 2025 work session and the April 17, 2025 regular meeting. The motion passed unanimously, 5-0.

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. Granby Place ILOC Extension (2021-201-00008). The Commission is requested to approve a one-year extension of the Irrevocable Letter of Credit for Granby Place. Staff inquired to see if any members needed a presentation on the item. No presentation was requested. A motion was by Tim Lorimer, seconded by Sam Booher, to approved the consent agenda. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. The Arbor Phase 2 Preliminary Planned Development Plat (PD25-0025). The Commission is requested to grant contingent approval for The Arbor Phase 2 preliminary planned development plat. Staff presented the details of the development to the Commission. Staff noted the nearby location of The Arbor Townhomes which is considered phase 1. Staff noted that residential lanes accommodate both sides of Riverbend Drive with a total of 74 new townhome units for phase 2. Ample open space affords the development with a maximum density of ten units per acre with parcel one containing 55% open space and parcel 2 containing 77% open space. The developer's proposed density is 4 units per acre. Staff noted that a sewer easement would have to be vacated in the near future prior to any final approvals being made. A motion was made by Sam Booher, seconded by Jason Snapp, to grant preliminary PD approval contingent upon the construction plans being approved. The motion passed unanimously, 5-0.
2. 1510 South Wilcox Dr. Zoning Development Plan (COMDEV25-0097) The Commission is requested to grant preliminary zoning development plan approval for the expansion of the Eastman Credit Union Support Center's parking lot. Staff stated that this project is an enlargement of the parking lot for ECU at 1510 S. Wilcox Dr. Staff noted that Commission approval is required due to the site residing in the BC, Business Conference zone. Staff noted that the project had already received Gateway approval. A motion was made by Jason Snapp, seconded by Candice Hilton, to grant preliminary zoning development plan approval. The motion passed 3-0-2 with both Sam Booher and Tim Lorimer abstaining from the item and vote.

3. 100 Breckenridge Trace Master Plan (COMDEV25-0109) The Commission is requested to grant MX Zone Master Plan Approval for a new Premier Transportation facility. Staff presented the details of the item to the Commission. Staff noted that this would be the home for Premier Transportation, acting as storage and maintenance for their buses. Staff noted that the project would go to the June Gateway meeting. Staff noted that all setback requirements were adhered to and that the associated landscaping plan was approved by the City's landscaping specialist. Staff noted that the zoning text calls for a Master Plan in the MX zone and that this proposal would suffice for Master Plan approval of this site. A motion was made by Tim Lorimer, seconded by Sam Booher to grant master plan approval. The motion passed unanimously, 5-0.
4. Board of Zoning Appeals Zoning Text Amendment (ZTA25-0117). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. Staff stated that the Board of Mayor and Aldermen recently added two new BZA members and also changed the terms from 5 to 3 years. Staff stated that the zoning text for the Board of Zoning Appeals in the zoning code needed to be updated as a result. A motion was made by Sam Booher, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen in support of the zoning text amendment. The motion passed unanimously, 5-0.

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

With no further business, the meeting adjourned at 5:50pm.