



REGIONAL PLANNING COMMISSION MEETING MINUTES

Monday, May 13, 2024 at 12:00 PM

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, Anne Greenfield, Tim Lorimer, Jason Snapp, John Moody, James Phillips, Chip Millican

Members Absent: Travis Patterson

Staff Present: Ken Weems AICP, Jessica McMurray, Callie McGrew, Lori Pyatte, Garret Burton

Visitors: Vic Davis, Tyler Davis, Tory Davis

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the April 22, 2024 work session minutes
2. Approval of the April 25, 2024 regular meeting minutes

The Commission reviewed both sets of 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. Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff stated that

the developer wished to renew the irrevocable letter of credit, and that an increase has been provided to account for as-built drawings. Staff stated that the new letter of credit amount is \$130,551.14. Staff stated that the expiration date for the new letter of credit is June 30, 2025 with a performance date of March 30, 2025. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3725 Sullivan Gardens Parkway Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County A-1 zone to County PMD-2 zone. Staff identified the vicinity of the proposal along Sullivan Gardens Parkway. Staff stated that the site is approximately 90 acres in size and currently contains a home and garage. Staff described the access to the property, which crosses a bridge prior to ascending in height. Staff drew attention to the site plan for the proposal, which showed operations beginning in the middle of parcel once permitted. Staff noted that PMD-2 districts, per Sullivan County Zoning, are designed for areas that are relatively well segregated from non-manufacturing uses, require installation along major routes, and require site plan approval from the Sullivan County Planning Commission. Staff noted that opposition to the request had been received from property owners near and up to miles away from the site. No official action was taken.
2. 1258 E. Center Street Rezoning (REZONE24-0061). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the B-1 zone. Staff identified the vicinity of the request, locally known as the “Dental Arts” building. Staff noted that the parcel is roughly a half acre in size and is planned to be a new beauty salon use. Staff stated that the B-1 designation would be appropriate for this parcel that many in the city thought had a commercial zoning designation already. Staff discussed the submitted site plan, which reflects existing conditions. No official action was taken.
3. Airport Parkway Rezoning (REZONE24-00071). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the MX zone to the PD zone. Staff stated that this 40 acre site is proposed to be developed into 131 single family homes. Staff noted the vicinity of the request, adjacent to TRI. Staff noted that the existing MX zone also provides for single family development, but that the rezoning site would be best utilized with the density and atmosphere provided in the PD Zone. No official action was taken.

4. Overhill Drive County Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to rezone the property from the County R-1 zone to the County PBD/SC zone. Staff drew attention to the vicinity map of the site, adjacent to the interstate and Hwy 126. Staff noted that the request would be for future commercial development. Staff noted that the site is currently not developed and that it contains over 1,400 feet of frontage along Overhill Drive. Staff stated that the 2030 Future Land Use Plan identifies the parcel as appropriate for retail/commercial use. No official action was taken.
5. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff brought forth a zoning text amendment designed to make several changes to the mural approval process. Staff note that currently the BMA is the approval authority for murals in the B-2 and B-2E district. Staff proposed eliminating BMA approval in favor of staff level approval and a new permit process. Staff stated that the permit criteria consists of the address of the site, owner consent, artist information, and a scale drawing of the mural. Finally, staff noted that a change to the mural definition is also proposed. Staff stated that letters and words would now be allowed on murals as long as they do not reference a business. 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