



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, March 16, 2026 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, Chip Millican, Anne Greenfield, Gary Mayes, Curtis Montgomery, BJ Walsh, Candice Hilton

Members Absent: Jason Snapp

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

Visitors: Aaron Rose, John Rose

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the February 16, 2026 Work Session Minutes
2. Approval of the February 19, 2026 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff stated that the Fairview Avenue rezoning has returned to this agenda after a favorable vote last month to hear the item within a year of a negative recommendation. Staff recapped the history of the item and provided the existing rezoning report for informational purposes. No official action was taken.
2. S. John B. Dennis Highway Rezoning (REZONE26-0044). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from BC to B-3. Staff drew attention to the vicinity map of the project, identifying the subject parcel. Staff noted that the proposal is to move an existing school for electronic vehicle technicians to the site. Staff noted that the current location of the school is off Saratoga Road. Staff stated that the parcel is currently split-zoned both B-3 and BC. Staff noted that a successful rezoning to B-3 would remove the split-zoning aspect of the parcel. Staff recommended approval based upon conformance with the future land use plan. No official action was taken.
3. Fordtown Road Rezoning (REZONE26-0038). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. Staff noted the location of the site, along I-40 near the Washington County line. Staff noted that the existing M-1R zone was installed when this property was annexed over 10 years ago. Staff noted that the purpose of the rezoning is to be able to build another house on the property. Staff noted that the property was currently being subdivided to provide a new lot for the home. No official action was taken.
4. Revere Street Rezoning (REZONE26-0030). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-2 to B-2E. Staff noted the vicinity of the request in downtown section of the City. Staff stated that the reason for the request is the desire to have climate-controlled indoor storage use. Staff noted that one of the few differences between the B-2 and the B-2E zone is that B-2E has climate-controlled storage for existing buildings only listed as a principal use. Staff feels that the site conditions have changed over time, with more residential use nearby. Subsequently, staff recommended approval in conformance with the future land use plan and surrounding conditions. No official action was taken.

5. Sullivan County Zoning Text Amendment (PLNCOM26-0054). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. Staff stated that Sullivan County's zoning text amendment creates the PMD-3 Planned Manufacturing District (Data and Energy Processing District). Staff noted that the new County zone is being established to properly accommodate data center land uses. Staff noted that the main goal of this new zone is to locate data centers into existing industrial parks. 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