



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, March 19, 2026 at 5:30p.m.

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, Tim Lorimer, Anne Greenfield, Candice Hilton, Gary Mayes, Curtis Montgomery, Jason Snapp

Members Absent: Chip Millican, BJ Walsh

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

Visitors: Kim Hodge, Preston Brown, Jeremy Fields, John-Paul Damico, Lawson Sizemore, Hannah Bibee, Brad Lewis, Hoyt Denton, Casey Gibson, Chris Alley, John Rose, Aaron Rose, Mary Spears, Ike Spears

II. APPROVAL OF THE AGENDA

A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the agenda as presented. The motion passed unanimously, 7-0.

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. A motion was made by Jason Snapp, seconded by Curtis Montgomery, to approve the minutes of the February 16, 2026 work session and the February 19, 2026 regular meeting minutes. The motion passed unanimously, 7-0.

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.

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 provided the existing rezoning report for informational purposes. Staff provided a brief history of the initial recommendation to not rezone the property, and detailed the initial negative recommendation sent to the Board, based upon the future land use plan incompatibility and the use being highly incompatible with the surrounding single family use and zone. John Rose spoke about the changes to the site plan. Brief discussion about the site plan changes took place. A motion was made by Jason Snapp, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed 4-3, with Commissioners Duncan, Montgomery, and Hilton voting against the motion.
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. A motion was made by Tim Lorimer, seconded by Anne Greenfield, send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.
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. Ike Spears spoke in favor of the request. A motion was made by Anne Greenfield, seconded by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning effort. The motion passed unanimously, 7-0.

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. The motion passed unanimously, 7-0.
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. Staff stated that Sullivan County's approach to appropriately locating data centers is different from what the City did to locate these uses. Staff noted that different approaches are needed based upon a community's needs. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to send a positive recommendation to the Sullivan County Commission in support of approving the zoning text amendment. The motion passed unanimously, 7-0.

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.

No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:15p.m.