



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, August 14, 2023 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

Commission Members Present: Sam Booher, Chip Milican, Jason Snapp, Tim Lorimer, Anne Greenfield, John Moody, James Phillips

Commission Members Absent: Sharon Duncan, Travis Patterson

Staff Present: Ken Weems, AICP, Savannah Garland, Jessica McMurray, Garret Burton

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. July 24, 2023 Work Session Minutes
2. July 27, 2023 Regular Meeting Minutes

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. Cherokee Bend Cash Bond Release (2021-103-0004). The Commission is requested to release the cash bond for the Cherokee Bend Development. Staff stated that the work has been completed for this item and recommended that the cash guarantee be released. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Shadowtown Road County Rezoning (REZONE23-0251) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from the Sullivan County PBD-SC zone to the R-1 zone. Staff noted that this current commercial zone was in the middle of an area zoned R-1. Staff stated that the applicant had a commercial zoned installed in the county decades ago for a business. With the business never happening, staff noted that the applicant desires to change the zone back to the R-1 zone. No official action was taken.
2. Pearl Fleenor Estate (MINSUB23-0201) The Commission is requested to approve the Pearl Fleenor Estate along with the accompanying water variance. Staff stated that this property off of Fall Creek Road was in an area that lacked availability of public water. Staff note that the water department estimated a total of \$50,000 to extend the water. Of the three lots proposed, staff noted that the northern lot had water availability, but that the two southernmost lots did not. No official action was taken.
3. Tri-Cities Crossing Rezoning (REZONE23-0264). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the A-1 zone to the B-4P zone. This item was referenced during work session as a potential late addition to the regular meeting agenda pending approval of the Chairman. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. ADJOURN

IX. 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.