



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, August 17, 2023 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

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

Staff stated that the Chairman had approved the Tri-Cities Crossing Rezoning (REZONE23-0264) for late addition to the agenda. A motion was made by Chip Milican, seconded by Sam Booher, to approve the agenda as amended. The motion passed unanimously 7-0.

III. APPROVAL OF MINUTES

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

Staff noted that a correction had been made to the work session minutes in the attendance section. A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the minutes as amended. 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.

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 development and recommended that the cash guarantee be released. A motion was made by Tim Lorimer, seconded by James Phillips, to approve the consent agenda. The motion passed unanimously, 7-0.

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. A motion was made by Jason Snapp, seconded by James Phillips, to send a positive recommendation in support of approving the rezoning to the Sullivan County Commission. The motion passed unanimously, 7-0.
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 noted that the water department estimated a total of \$50,000 to extend the water to the site. Of the three lots proposed, staff noted that the northern lot had water availability, but that the two southernmost lots did not. Staff drew attention to the note that had been added to the plat, which referenced a well easement between lots 1 and 2. The Commission recognized the rocky terrain of the area and associated difficulty with water extension as a result. A motion was made by James Phillips, seconded by Sam Booher, to grant approval of the water variance and final plat. The motion passed unanimously, 7-0.
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. Staff oriented the Commission to the vicinity map of the site, located along Tri-Cities Crossing at Kendrick Creek Road. Staff stated that the current A-1 zone of the property is considered a holding zone until the appropriate commercial

zone is applied for. Staff stated that a new tire store desired to locate on the property, and that the B-4P zone to the south was proposed to be installed for zoning conformance. Staff noted that the nearby Meade Tractor also resides in a B-4P zone. Staff stated that the land use plan for the site indicates retail/commercial use as appropriate. A motion was made by Sam Booher, seconded by James Phillips, to send a positive recommendation to the Board in support of approving the rezoning. The motion passed with a vote of 6-0-1, with John Moody abstaining.

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.

The Vice Chairman opened public comment. With no one presenting themselves for comment, the Vice Chairman closed public comment.

IX. ADJOURNMENT