



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, August 21, 2025 at 5:30p.m.**

**City Hall, 415 Broad Street, Montgomery-Watterson Boardroom**

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**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: Tim Lorimer, Chip Millican, Candice Hilton, Jason Snapp, BJ Walsh

Members Absent: Sharon Duncan, Gary Mayes, Curtis Montgomery, Anne Greenfield

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

Visitors: none

### **II. APPROVAL OF THE AGENDA**

A motion was made by Chip Millican, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 5-0.

### **III. APPROVAL OF MINUTES**

1. Approval of the July 14, 2025 Work Session Minutes
2. Approval of the July 17, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. With no changes identified, Chip Millican made a motion, seconded by BJ Walsh, to approve the minutes of the July 14, 2025 work session and the July 17, 2025 regular meeting. The motion passed unanimously, 5-0.

#### **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.

Staff inquired with the Commission to see if any further information was needed for the consent agenda or if any members would like any of the items pulled from the consent agenda. No changes were requested. A motion was made by Chip Millican, seconded by Candice Hilton, to approve the consent agenda. The motion passed unanimously, 5-0.

1. Arbor Townhomes Performance Bond Extension (PD23-0329). The Commission is requested to approve a one-year extension of the Performance Bond for Arbor Townhomes. Staff stated that this performance bond estimate has lowered over the last year to \$12,215.99 and that the existing bond amount of \$30,090.90 would remain in place as the guarantee. The new proposed performance date is June 11, 2026 with an expiration date of September 11, 2026.
2. Arbor Townhomes Surety Bond Extension (PD23-0329). The Commission is requested to approve a one-year extension of the Surety Bond for Arbor Townhomes. Staff stated that this bond, which guarantees the sidewalks for the development, has not been reduced and remains at \$106,114.26. Staff noted that the new performance date will be June 11, 2026 and the new expiration date will be September 11, 2026.
3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Staff stated that more work had been accomplished on the site and that the remaining balance for this irrevocable letter of credit had been reduced to \$40,068.00. Staff noted that the performance date of the reduced irrevocable letter of credit is May 21, 2026 with an expiration of August 21, 2026.
4. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release Integrity Building Group, LLC from their current Irrevocable Letter of Credit for Fieldcrest Acres Phase 1. Staff noted that the existing irrevocable letter of credit would need to be released once the reduced letter of credit on this agenda was approved.

#### **V. UNFINISHED BUSINESS**

#### **VI. NEW BUSINESS**

1. Fieldcrest Acres Phase 2 Preliminary Plat (PD25-0187) The Commission is requested to grant preliminary plat approval for Fieldcrest Acres Phase 2. Staff stated that phase 2 contains 41

single family lots along the new portion of Chimney View Loop. Staff noted that the residential street cross section matches that require in the subdivision regulations. Staff noted that approval is contingent upon construction plan approval. A motion was made by Jason Snapp, seconded by BJ Walsh, to grant preliminary approval contingent upon approval of the construction plans. The motion passed unanimously, 5-0.

## **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.

## **IX. ADJOURN**

The meeting adjourned at 5:43p.m.