



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, August 18, 2025 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, Tim Lorimer, Anne Greenfield, Chip Millican, Candice Hilton, Gary Mayes, Curtis Montgomery

Members Absent: Jason Snapp, BJ Walsh

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

Visitors: none

II. APPROVAL OF THE AGENDA

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. 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.

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. No official action was taken.
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. No official action was taken.
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. No official action was taken.
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. No official action was taken.

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 th in the subdivision regulations. Staff noted that approval is contingent upon construction plan approval. 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

The meeting adjourned at 12:20p.m.