



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, February 16, 2026 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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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, Gary Mayes, BJ Walsh, Chip Millican, Jason Snapp

Members Absent: Sharon Duncan, Candice Hilton, Curtis Montgomery, Anne Greenfield

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

Visitors: Chris Alley, Aaron Rose, John Rose

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

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

1. Approval of the January 12, 2026 Work Session Minutes
2. Approval of the January 15, 2026 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. Saint Andrews Garth Ph2 Lots 11-18 and 229-35 Surety Bond Extension (PD24-0114). The Commission is requested to approve a one year extension of the Surety Bond for Saint Andrews Garth Phase 2 Lots 11-18 and 29-35. Staff stated that the remaining item on this

bond is a small section of sidewalk. Staff further stated that the developer plans to build this section of sidewalk and have it inspected prior to the Thursday regular meeting. Staff further stated that this item has the potential to change into a bond release if the work gets done and passes inspection. No official action was taken.

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

1. Eastern Star Rezoning (REZONE26-0003). 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 that the owner of the property wishes to build a single family home on the property for his daughter. Staff stated the subsequent need for a residential zone instead of the existing manufacturing zone for the property. Staff stated that the current use of the property is residential, though grandfathered due to annexation with the industrial zone. No official action was taken.
2. The Commission is requested to review a petition to reconsider the Fairview Avenue rezoning proposal based on changes to the zoning development plan. Staff identified a petition to rehear the Fairview Avenue rezoning. The Commission reviewed the updated zoning development plan and offer for enhanced landscaping and deed restrictions. 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**