



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, November 17, 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, Gary Mayes, Anne Greenfield, Jason Snapp, Candice Hilton, Curtis Montgomery, BJ Walsh

Members Absent: Chip Millican

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 October 13, 2025 work session minutes
2. Approval of the October 16, 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3938 E. Stone Dr. County Rezoning (REZONE25-0276) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request of the 1.59 acres from County A-1 to the County B-4 zone. Staff identified the vicinity of the request, along Ollis Bowers Road and E. Stone Drive. Staff noted that the applicant recently purchased the property and desires to park trucks at the rezoning site. Staff noted that the commercial zone request for the site is consistent with both County and City future land use plans. Staff stated that a city rezoning that addresses the parcel directly south of this rezoning site follows in the agenda. No official action was taken.
2. 3938 E. Stone Drive Rezoning (REZONE25-0267). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the 1.86-acre rezoning request from A-1 to B-3. Staff identified the location of the site as abutting the county rezoning that was presented as the first item on the agenda. Staff stated that the owner's plan to is park trucks on the property. Staff noted that the proposed B-3 zone is supported by the City's future land use plan. No official action was taken.
3. Preston Ridge Subdivision Preliminary Plat (RESDEV25-0241) The Commission is requested to grant preliminary plat approval for the Preston Ridge Subdivision. Staff identified the location of this subdivision site. Staff stated that the preliminary approval includes a variance to the length of a dead end street. Staff stated that the proposal will begin preliminary approval of 43 single family homes on the property. Staff noted that the construction plans are still being reviewed and noted that the preliminary approval is based upon approval of the construction plans. No official action was taken.
4. Resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances. (MINSUB25-0274) The Commission is requested to consider granting final subdivision approval and two lot frontage variances for Arch Street. Staff noted the location of the lots along Arch Street. Staff stated that two of the proposed lots misses the minimum 40' public street frontage by 6 inches each. No official action was taken.
5. 2025 By-laws Amendment (PLNCOM25-0282). The Commission is requested to approve the amended by-laws. Staff stated that the amendment will place a time limit on public comment. No official action was taken.
6. Cryptocurrency Mining and Data Center Text Amendment (ZTA25-0283). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that this text amendment is for work session

review only as staff needed more time to finalize the report. Staff reviewed the report with the Commission. 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

With no further items to review, the Chairman adjourned the meeting at 12:55p.m.