



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, October 13, 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, Candice Hilton, Curtis Montgomery, BJ Walsh

Members Absent: Chip Millican, Anne Greenfield, Jason Snapp, Tim Lorimer, Gary Mayes

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 September 15, 2025 work session minutes
2. Approval of the September 18, 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. 479 New Summerville Rd. County Rezoning (REZONE25-0253). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-2 zone. Staff identified the location of the request, along New Summerville Road. Staff noted that the requested R-2 zone accommodates the County's land use plan designation for the area. Staff also drew attention to two other areas of existing R-2 zone in the area. Staff stated that three phone calls had been received about the rezoning. Staff stated that all calls were against the rezoning due to the callers not wanting a single wide trailer in the neighborhood. No official action was taken.
2. 1515 Bloomingdale Rd. County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County R-3A zone. Staff identified the vicinity of the request along Bloomingdale Road. Staff stated that the requested R-3A zone was supported by the County's land use plan designation for the area. Staff identified city sewer near the rear of the parcel and stated that the owner has an easement to access city sewer to support future development. No official action was taken.
3. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to accept a reduced Irrevocable Letter of Credit (ILOC) for Fieldcrest Acres Phase 1. Staff noted that more work has been completed on phase 1 and that the developer has requested a reduction of guarantee. Staff stated that the new bond estimate from Engineering totals \$11,448.00. Staff noted that the new amount reflects the remaining stormwater items for the phase. Staff stated that the new performance date for the ILOC is July 16, 2026 with an expiration date of Oct 16, 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 (ILOC) for Fieldcrest Acres Phase 1. Staff stated that after successful acceptance of the reduced ILOC that the current one needs to be released. Staff stated that this current ILOC was for an amount of \$40,068.00 and was due to expire on August 21, 2026. No official action was taken.
5. Landfill Access Annexation (ANNEX25-0224). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Landfill Access Annexation to the Board of Mayor and Aldermen. Staff identified the city-owned site along the Landfill Access Road. Staff noted that the size of the annexation is approximately 23.1 acres. Staff stated that the proposed zone for the site is M-2 and that the annexation area would be utilized in the future to support City operations. Staff noted that both water and sewer are not to be extended as part of this annexation. The City will extend both water and

sewer closer to the time that the future city structures are built in the annexation area. 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