



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

**Thursday, July 27, 2023 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. APPROVAL OF THE AGENDA

A motion was made by Sharon Duncan, seconded by James Phillips to approve the agenda. The motion passed unanimously, 6-0.

II. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Sharon Duncan, James Phillips, Chip Milican, Jason Snapp, Tim Lorimer

Commission Members Absent: Travis Patterson, Anne Greenfield, John Moody

Staff Present: Ken Weems, AICP, Savannah Garland, Jessica McMurray, Garret Burton

Visitors: Stephen Ellis, Stewart Taylor, Rick Droke, Paulette Droke, William Belle, Ike Spears, Brandon Thompson

III. APPROVAL OF MINUTES

1. July 24, 2023 Work Session Minutes
2. July 27, 2023 Regular Meeting Minutes

A motion was made by Sharon Duncan, seconded by James Phillips, to approve the minutes of the July 24, 2023 work session and the July 27, 2023 regular meeting. The motion passed unanimously, 6-0.

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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Lebanon Road Rezoning (REZONE23-0223). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the PD zone. Staff presented the case to the Commission. Staff noted that the entrance to the development will be off of Lebanon Road. Staff stated that the rezoning would accommodate 14 new single family homes being built off of a proposed new residential lane. Staff stated that the proposed single family use conforms to the 2030 future land use plan designation of the site. Mr. Rick Droke asked if a connection to the property in the vicinity of Droke Farm Pvt Dr would be made. Staff stated that this area had been considered for a connection, but it was not possible due to site distance problems. A motion was made by James Phillips, seconded by Chip Milican, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
2. Eastern Star Road Rezoning (REZONE23-0205). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 zone to the R-3 zone. Staff presented the case to the Commission. Staff describe the location of the site as being at the intersection of Eastern Star Road and Fordtown Road. Staff noted that the area has several different zones in close proximity to each other. Staff noted that the R-3 proposal at this site would provide the same uses as the adjacent Breckenridge Village apartments. Staff noted that the plan for the site shows two entrances and 87 new multifamily units. Stephen Ellis spoke in favor of the request, stating that the owner of the property has tried unsuccessfully for years to market the property to commercial entities. Mr. Ike Spears was supportive of the request, stating that he wants the development's stormwater to be managed properly. A motion was made by Sharon Duncan, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
3. Fordtown Road Rezoning (REZONE23-0204). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-3 and M-1R zone to the R-3 zone. Staff presented the case to the

Commission. Staff noted that this site is on the other side of Fordtown Road from the Eastern Star rezoning site. Staff stated that the proposed single access off of Fordtown Road would lead to an eventual total of 36 multifamily units. Staff noted that the area has several different zones in close proximity to each other. Staff noted that the R-3 proposal at this site would provide the same uses as the adjacent Breckenridge Village apartments. A motion was made by Chip Milican, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.

4. Multiple City-owned Parcels for Surplus Consideration (SURPLS23-0228). The Commission is requested to declare 12 City owned parcels as surplus property. Staff presented the case to the Commission. Staff stated that city staff as a whole evaluated the following properties and no longer have a need for them. The properties are: 721 Fairview Ave., 1200, 1204, 1206 Gibson Mill Rd., 925, 929, 933 Globe Ave., 2004 Louita Ave., 925 Maple St., 926 Poplar St., 185 Rock Springs Rd., and 1261 E Sullivan Ct. A motion was made by Sharon Duncan, seconded by Tim Lorimer, to declare the twelve properties as surplus property. The motion passed unanimously, 6-0.
5. 2023 Sullivan County ZTA (ZTA23-0227). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment to the Sullivan County Commission. Staff described the proposal to the Commission, which reverts a 50 foot front yard setback back to a 30 foot front yard setback for agricultural and residential zones along arterial streets. Staff note that no enhanced setback is triggered for such zones inside city limits and recommended approving the change. A motion was made by James Phillips, seconded by Jason Snapp, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2023 Officer Election - Receive recommendation from the nominating committee and conduct election. The nominating committee stated their recommendation in the form of a motion made by Sharon Duncan, seconded by James Phillips, to elect Sharon Duncan as Chairman and John Moody as Vice Chairman. The motion passed unanimously, 6-0.

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