



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, July 24, 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

II. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Sharon Duncan, Chip Milican, Jason Snapp, Tim Lorimer, Anne Greenfield, John Moody

Commission Members Absent: Travis Patterson, James Phillips

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

Visitors: none

III. APPROVAL OF MINUTES

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

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

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2023 Officer Election - Receive recommendation from the nominating committee and conduct election. The nominating committee stated that they would produce their nominations during the regular meeting. No official action was taken.

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