



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Monday, May 18, 2023 at 5:30pm

City Hall, 415 Broad Street, Montgomery-Watterson Board Room

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

Commission Members Present: Sam Booher, Phil Rickman, Travis Patterson, James Phillips, Sharon Duncan, John Moody

Commission Members Absent: Paula Stauffer, Pat Breeding

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

Visitors: Frank Hutchins, Jonathan Walden, Brittany Walden

II. APPROVAL OF THE AGENDA

A motion was made by Sharon Duncan, seconded by John Moody, to approve the agenda as presented. The motion was approved unanimously, 6-0.

III. APPROVAL OF MINUTES

1. April 17, 2023 Work Session Minutes
2. April 20, 2023 Regular Meeting Minutes

The Commission reviewed the April 2023 set of minutes with no changes requested. A motion was made by James Phillips, seconded by Phil Rickman, to approve both the April 17, 2023 work session minutes and the April 20, 2023 regular meeting minutes. The motion was approved 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. 1050 Bloomingdale Road County Rezoning (REZONE23-0136). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support a rezoning effort from the R-1 zone to the A-5 zone. Staff presented the request from Sullivan County, which consists of 9.54 acres. Staff noted that the proposal meets the land use plan requirements. Staff noted that the reason for the request is to obtain added accessory structure size allotment to the property, similar to other recent requests. Staff recommended sending a positive recommendation to the Sullivan County Commission. A motion was made by James Phillips, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 6-0.
2. Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff noted that the extended ILOC is for one year and that the monetary total for the bond had risen from \$83,472.09 to \$124,827.14. Staff stated that they had discussed the timing of completion with the developer and that the project is slated to be completed within the next six months. Staff noted that the expiration date for the new irrevocable letter of credit is June 30, 2024 with an associated performance date of March 30, 2024. A motion was made by Sharon Duncan, seconded by Travis Patterson, to approve the new irrevocable letter of credit for one year at \$124,827.14. The motion passed 5-0-1 with John Moody abstaining from the item.
3. Division of the Walden Property, Water Variance Request (MINSUB23-0153). The Commission is requested to approve the Division of Walden Property along with the accompanying variance to public water supply. Staff described the location of the request off of Catawba Lane adjacent to the Fieldcrest annexation site. Staff noted that all surrounding properties are on well water and that the subdivision would need a variance to public water supply to be approved. Staff noted that all proposed parcels were over one acre in size, which is the county standard for new parcels without a public water supply. The Commission acknowledge the far distance and associated topographical challenges between the property and the nearest public water supply. A motion was made by Phil Rickman, seconded by

James Phillips to grant final subdivision along with the variance to public water supply. The motion passed unanimously, 6-0.

4. 2108 Netherland Inn Road Surplus (SURPLS23-0158). The Commission is requested to declare 2018 Netherland Inn Road as surplus property. Staff noted that city staff had reviewed the request and recommend a surplus designation. A motion was made by Sharon Duncan, seconded by John Moody to declare 2108 Netherland Inn Road as surplus property due to no need for the city to maintain ownership of the property. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Approved Subdivisions for the last month

VIII. ADJOURN