



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, May 15, 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. INTRODUCTION AND RECOGNITION OF VISITORS

Commission Members Present: Sam Booher, Pat Breeding, Travis Patterson, James Phillips, Sharon Duncan, Paula Stauffer

Commission Members Absent: Phil Rickman, John Moody

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

II. APPROVAL OF THE AGENDA

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

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. ADJOURN