



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, July 13, 2026 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, Tim Lorimer, Gary Mayes, Candice Hilton, Jason Snapp, Curtis Montgomery, Tim Dean

Members Absent: Chip Millican, BJ Walsh

Staff Present: Ken Weems, AICP, Jessica McMurray, JoAnn Williams, Sam Cooper, Garret Burton

Visitors: None

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the June 15, 2026 Work Session Minutes
2. Approval of the June 18, 2026 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.

1. The Arbor Townhomes Performance Bond Release (PD24-0280). The Commission is requested to release a performance bond for The Arbor Townhomes due to completion of all

required improvements. Staff noted that all outstanding improvements for The Arbor Townhomes performance bond from AEMS Development, LLC DBA All Phase have been completed. No official action was taken.

2. The Arbor Phase 2 Subdivision Bond Reduction (PD26-0109). The Commission is requested to reduce the subdivision bond amount for The Arbor Phase 2 based upon partial completion of improvements. Staff noted that the bond reduction amounts to \$107,715.54 for all remaining items on the associated bond estimate. No official action was taken.
3. Brickyard Village Phase 1 Subdivision Bond Reduction and Extension (PD25-0170). The Commission is requested to reduce and extend the subdivision bond for Brickyard Village Phase 1. Staff noted that the revised estimate for the remaining improvements amounts to a total of \$85,651.47. Staff noted that the new performance date of the guarantee is April 16, 2027, with an expiration date of July 16, 2027. No official action was taken.
4. Bancroft Heights Amended Preliminary PD (RESDEV26-0053). The Commission is requested to approve a minor amendment to the Bancroft Heights Preliminary PD Approval. Staff noted a minor change to the final development plan. Staff stated that 3 more lots are being added to the plan, which causes an increase in density. Staff noted that only the Planning Commission has the approval authority to increase density in a PD zone. Staff noted that the developemtn was still well within the allowable density parameters for the site. Staff recommended positively for the amendment. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Kendrick Creek Road Rezoning (REZONE26-0166). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1C to R-3. Staff stated that the site is approximately 8 acres in size and backs up I-26. Staff noted that the owner wants to develop the 8 acres into a multifamily residential site. Staff stated that the site had recently been rezoned to R-1C from A-1 for the purpose of a new single family development. Staff commented that the positive recommendation for the item is due to the location of the site abutting the interstate. No official action was taken.
2. 10350 Airport Parkway MX Master Plan (COMDEV26-0162). The Commission is requested to grant master plan approval in the MX district along Airport Parkway. Staff stated that the MX zone requires master plan approval from the Planning Commission. Staff further stated that final development plans are approved by staff as long as they substantially conform to the

approved master plan. Staff reviewed the features of the 10350 Airport Parkway master plan with the Commission. Staff noted that ingress/egress points are all along Airport Parkway. Staff noted that both city water and sanitary sewer services are available to the site. Staff identified the zone-mandated 30-foot periphery yard along the border district. Staff noted that the driveways for the site address internal circulation. Staff stated that the proposed truck terminal and warehouse for the site are principal uses described in the MX zoning ordinance. Staff noted that the northern tip of the site is currently going through the process of being annexed into the City. No official action was taken.

3. 909 E Sevier Surplus Property Request (SURPLS26-0170). The Commission is requested to declare 909 E Sevier Ave as surplus property. Staff stated that the Parks Department for the City desires to close the park located at this site. Staff explained that closure of this particular park was approved by the City Parks Commission and part of their overall master plan. No official action was taken.

VII. OTHER BUSINESS

1. Approved Subdivisions
2. July 2026 Planning Commission Officer Elections. After consultation with the Chairman, staff noted that elections this year would take the form of nomination from the floor. 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