REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, July 16, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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, Chip Millican

Members Absent: BJ Walsh

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

Visitors: John Moody, Joe Wilson, Jason Day, Lynne Condon, Robyn Middleton, Theresa Huff

II. APPROVAL OF THE AGENDA

A motion was made by Curtis Montgomery, seconded by Gary Mayes, to approve the agenda as presented. The motion passed unanimously, 8-0.

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. A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the minutes of the June 15, 2026 work session and the June 18, 2026 regular meeting. The motion passed unanimously, 8-0.

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.

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.

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.

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.

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 stated that a presentation is ready if the Commission needed one. No presentation was requested. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to approve the consent agenda. The motion passed unanimously, 8-0.

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. The Chairman opened public comment. Lynne Condon, Robyn Middleton, and Theresa Huff addressed the concerns of traffic and stormwater with the Commission. Staff stated that the developer is aware of the traffic impact study requirements of the City. A motion was made by Tim Lorimer, seconded

by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning effort. The motion passed unanimously, 8-0.

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 at staff level 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 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. Staff stated that the master plan proposal conforms to the requirements of the MX zone and recommended approval. A motion was made by Chip Millican, seconded by Tim Lorimer, to grant MX master plan approval for 10350 Airport Parkway. The motion passed 7-0-1, with Jason Snapp abstaining from the item.

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. A motion was made by Gary Mayes, seconded by Candice Hilton, to declare 909 E Sevier Ave as surplus property. The motion passed unanimously, 8-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

2. July 2026 Planning Commission Officer Elections. A motion was made by Gary Mayes, seconded by Tim Lorimer, to elect Sharon Duncan as Chairman. The motion passed unanimously, 8-0. A motion was made by Gary Mayes, seconded by Candice Hilton, to elect Tim Lorimer as Vice Chairman. The motion passed unanimously, 8-0.

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.

The Chairman opened public comment. No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:14p.m.