



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, January 12, 2026 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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**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, Anne Greenfield, Jason Snapp, Candice Hilton, Curtis Montgomery, BJ Walsh, Chip Millican

Members Absent: none

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: none

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

1. Approval of the December 15, 2025 Work Session Minutes
2. Approval of the December 18, 2025 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.

### **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

1. Bancroft Chapel Rezoning (REZONE25-0308). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to PD. Staff identified the location of the site on the vicinity map. Staff stated that the site is 25.712 acres in size. Staff stated that the applicant desires to rezone the property for the purpose of building a single family development. Staff further stated that no calls had been received on the matter. Staff stated that the surrounding residential zones to the north and east would benefit from the change to residential use for this site. No official action was taken.
2. Memorial Boulevard Rezoning (REZONE25-0309). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-3 to PD. Staff stated that the size of the rezoning site is 5.25 acres. Staff stated that the rezoning site abuts a previously PD-rezoned site that will make up the entire development. Staff noted that the entrance to the Dollar General site will serve as one of the entrances to the proposed residential development. No official action was taken.
3. Whispering Hills Dr. County Rezoning (REZONE25-0314). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from County R-1 to County B-4. Staff drew attention to the vicinity map of the rezoning site, adjacent to S. Wilcox Drive. Staff stated that the site is 1.8 acres in size. Staff noted that the applicant intends to hold commercial outdoor recreation. Staff noted that the commercial rezoning proposal matches the use in both the city and county land use plans. No official action was taken.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **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**