



REGIONAL PLANNING COMMISSION MEETING MINUTES

**Thursday, January 16, 2025 at 5:30pm
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, Sam Booher, Candice Hilton, Chip Millican, Gary Mayes

Members Absent: Travis Patterson, Jason Snapp, Anne Greenfield, Tim Lorimer

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

Visitors: John Mort, Glenna Mort, Luanne McMurray

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Chip Millican, to approve the agenda as presented. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the December 16, 2024 Work Session Minutes
2. Approval of the December 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Chip Millican, seconded by Sam Booher to approve the minutes of the December 16, 2024 work session and the December 19, 2024 regular meeting minutes. The motion passed unanimously, 5-0.

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. Frylee Court (MINSUB22-0162) The Commission is requested to release the escrow account for the Frylee Court Development. With no presentation requested, a motion was made by Sam Booher, seconded by Gary Mayes, to approve the consent agenda as presented. The motion passed unanimously, 5-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Williams Road Rezoning (REZONE24-0303). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff presented the item to the Commission. Staff identified the location of the site as adjacent to the Vulcan quarry property. Staff noted that the proposal for the site is 274 multifamily units. Staff stated that the owner of the property intends to construct apartments at the site. Staff noted that the site was recently purchased and that the apartment developer is not the same person that is constructing homes along Granby Road. Staff noted that entrances are proposed off Williams Road and Granby Road. Staff noted that a traffic study would be required once construction plans are submitted. Staff noted that the site is proposed for 275 dwelling units. Staff generated a positive recommendation for the R-3 zone of this site. MR. John Mort spoke about the request during public comment for the item, citing concern about future added traffic along Granby Road. Ms. Luanne McMurray spoke about drivers speeding along Granby Road, and about how this development will only add vehicles to this situation. Alderman Mayes expressed concern about making a decision on the rezoning without the benefit of the traffic study. A motion was made by Chip Millican, seconded by Candice Hilton to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed 4-0-1, with Alderman Mayes abstaining from the vote.
2. Saint Andrews Garth Phase 3 (PD24-0301). The Commission is requested to grant Final Plat Approval for the Saint Andrews Garth Phase 3 Planned Development. Staff stated that phase 3 consists of the final 10 lots in Saint Andrews Garth. Staff noted that the City still holds an irrevocable letter of credit to cover the remaining development costs. Staff identified phase 2 as the phase that has the subdivision guarantee attached to it. A motion was made by Sam Booher, seconded by Chip Millican, to grant approval to phase 3 of Saint Andrews Garth. The motion passed unanimously, 5-0.

3. 135 Main Street Surplus Request (SURPLS24-0289) The Commission is requested to grant approval for the surplus request for the property located at 135 Main Street (SURPLS24-0289). Staff identified the location of the request, which abuts the train station downtown. Staff stated that the site resides within the Main Street Historic District. Staff noted that all city departments had reviewed the surplus request and do not have a need for the property. The Commission expressed a desire to maintain green space in downtown and concern about the property not being available in the future for area Chamber events. A motion was made by Chip Millican, seconded by Candice Hilton, to not designate the property as surplus. The motion passed with a 4-1 vote, with Sam Booher voting against the motion.

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

The meeting adjourned at 6:10p.m.