



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, December 18, 2025 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, Gary Mayes, Curtis Montgomery, BJ Walsh, Anne Greenfield, Chip Millican, Jason Snapp, Candice Hilton

Members Absent: Tim Lorimer

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

Visitors: Julie Byers, Gary Clark, Jonathan Schumer, Alison Winters, Patti Fields, Karen Schallon, Scott Schallon, Trevor Drozewski, Carolyn Moody, Dani Moody, Donna Tiilson, Freddy Marino, Allen Cook, Angel Cook, Lynn Ray, Sarah Ray, Debra Mallinak, Michelle Thomas, Scott Butler, Judy Sutton, Tony Salyer, Courtney Carter, Don Good, Paul McGraw, Elli McGraw, Wesley Bunte, Matt Bagwell, E Rich, B. Moody, T. Moody, Aaron Bailey, Jennifer Gutherie, Richard Hawkins.

II. APPROVAL OF THE AGENDA

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

III. APPROVAL OF MINUTES

1. Approval of the November 17, 2025 work session minutes
2. Approval of the November 20, 2025 regular meeting minutes

A motion was made by Anne Greenfield, seconded by Candice Hilton, to approve the minutes of the November 17, 2025 work session and the November 20, 2025 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Cooks Valley Road Rezoning (REZONE25-0285). 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. Jason Snapp announced to the Commission Chairman that he is recusing himself from this item. Staff stated that this the same parcel that was considered for rezoning in April of 2025, yet with a different zone being requested and a drastically reduced rezoning area. Staff noted the size of the rezoning area as 9.11 acres. Staff noted that a significant amount of the development surrounding the rezoning site would need to be built before the rezoning site could be accessed. Staff characterized the location of the site as the north or uphill side of the power station that resides in the middle of the development area. In staff's opinion, the proposal meets the intent of the land use plan due to having the ultimate impact of a single family development once the development is completely constructed. Staff acknowledged that the land use plan designation for the entire site is single family. Staff noted that development plans had not yet been created for the site. The Chairman opened the public comment portion of the meeting. Neighbors to the site voiced opposition to the proposal. The neighbors voiced concern about the multifamily land use for the development. Additionally, neighbors voiced concern about stormwater runoff, increased traffic, and wildlife displacement. A motion was made by Gary Mayes, seconded by Candice Hilton to send a negative recommendation to the Board of Mayor and Aldermen in support of not approving the rezoning request. The motion passed 7-0-1, with Jason Snapp abstaining from the vote.
2. Sullivan County Moratorium (PLNCOM25-0295). The Commission is requested to send a positive recommendation for the proposed county moratorium resolution to the Sullivan County Commission. Staff noted that Sullivan County planners desired more time to assemble a zoning text amendment that will accommodate the location of data centers. Staff noted that this moratorium proposal is for four months. The Commission, in general, acknowledged

Sullivan County's desire to further study the matter. A motion was made by Anne Greenfield, seconded by Curtis Montgomery, to send a positive recommendation to the Sullivan County Commission in support of approving the zoning text amendment. The motion passed unanimously, 8-0.

3. Cryptocurrency Mining and Data Center Text Amendment (ZTA25-0283). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that both a definition of Data Center and Cryptocurrency Mining had been created. Staff stated that the amendment establishes a process for locating data centers as special exceptions in the M-2 zone. Staff noted that the requirements will consist of a 100-foot perimeter minimum yard, required to be inside a building, and have mandatory sound and vibrations studies. Staff noted the sound limit of 60 decibels at the property line for any site containing a data center as a principal use. Staff also noted the accessory use data center allowance via special exception and a small minimum parking space requirement. A motion was made by Gary Mayes, seconded by Jason Snapp, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 8-0.
4. Residential Foundation Requirements Text Amendment (ZTA25-0301). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed text amendment. Staff stated that this text amendment is proposed to better align with building best practices. Staff noted that the zoning regulations for foundation requirements currently consist of four-inch-thick solid underpinning/screening. Staff stated that after consultation with the Building Official, that six-inch masonry was found to be more appropriate. Staff noted that the current requirement is proposed to be replaced with six inch-width masonry, to include footings capable of carrying the applicable loads for a permanent perimeter enclosure. A motion was made by Jason Snapp, seconded by BJ Walsh, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 8-0.

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