



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Monday, September 15, 2025 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, Anne Greenfield, Candice Hilton, Gary Mayes, Curtis Montgomery, BJ Walsh, Jason Snapp

Members Absent: Chip Millican

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

Visitors: Tim Lingerfelt, Aaron Rose, John Rose

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the August 18, 2025 work session minutes
2. Approval of the August 21, 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. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff presented the item to the Commission. Staff identified the vicinity of the request, adjacent to the intersection of Fairview Avenue and E. Stone Drive. Staff stated that the required zoning development plan has been included in the packet for their review. Staff stated that the proposed B-3 zone for the site is highly inappropriate given the surrounding single family use and zone. Staff further stated that the proposal does not conform the single family use identified for the rezoning site in the 2030 Future Land Use Plan. The rezoning applicant spoke in favor of the request. Staff recommended sending a negative recommendation to the Board of Mayor and Alderman based upon nonconformance with the future land use plan and the B-3 zone allowing highly incompatible uses when abutting single family residential zone and use. Members of the Commission stated, in general, that they would tour the property before the regular meeting. No official action was taken.
2. 5593 HWY 126 County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County A-1 zone. Staff identified the vicinity of the request along Memorial Boulevard. Staff presented the item to the Commission. Staff stated that the applicant desires an A-1 zone as he is under the belief that it will assist with his greenbelt application. Staff stated that the location currently contains low density single family use and will conform to the single family and low density residential uses identified in the City and County land use plans. Subsequently, staff recommended sending a positive recommendation to the Sullivan County Commission. 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