



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

Thursday, March 20, 2025 at 4:00 PM

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, Gary Mayes, Anne Greenfield, Candice Hilton, Sam Booher

Members Absent: Chip Millican, Travis Patterson, Tim Lorimer, Jason Snapp

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

The Commission reviewed the minutes. Sharon Duncan stated that the February regular meeting minutes needed to be updated. Staff stated that they would replace the old minutes with the correct version for the regular meeting. 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. Taylor Ridge Concept Plan (CONCPT25-0031). The Commission is requested to grant concept plan approval for the Taylor Ridge Subdivision Concept Plan. Staff identified the location of the 42 lot request along Sullivan Gardens Parkway. Staff stated that the proposal conceptually conforms to the Commission's subdivision regulations. Staff noted the proposed local and residential lane cross sections, which would supply adequate access to the site. Staff further stated that with the site being outside City limits, that Sullivan County Planning and Codes and Sullivan County Highway would also review the preliminary and final subdivision proposals for the site. Staff recommended concept approval. No official action was taken.
2. 2101 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0046). The Commission is requested to grant preliminary zoning development plan approval for a new theatre building addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. No official action was taken.
3. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is requested to grant preliminary zoning development plan approval for a fuel center addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. No official action was taken.
4. 2405 Memorial Boulevard Preliminary Zoning Development Plan (COMDEV240252). The Commission is requested to grant preliminary zoning development plan approval for an amended outdoor display area for the new Rural King store. The Commission reviewed the site and acknowledged conformance with the B-4P standards. Staff noted that this same site had approval for an outdoor display area last year. Staff explained that the owners of the site desired to expand their nursery offerings outside and subsequently request a 12,000 sq ft nursery addition. Staff noted that appropriate parking for the site is preserved. No official action was taken.
5. Grant Project Approval for Bays Mountain and Brickyard Park Improvements. The Commission is requested to grant approval of the overall grant project. Ms. Kitty Frazier, the City's Parks and Recreation Manager, presented the proposed park improvements to the Commission. The Commission thanked Ms. Frazier for the presentation. 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