



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, March 20, 2025 at 5:30 PM**

**City Hall, 415 Broad Street, Montgomery-Watterson Boardroom**

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

Members Absent: Travis Patterson, Tim Lorimer, Jason Snapp

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

Visitors: Allison Winters, Tim Lingerfelt, Gabriel Lafin, John Donaldson, Kitty Frazier

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

A motion was made by Sam Booher, seconded by Anne Greenfield, to approve the agenda as presented. The motion passed unanimously, 6-0.

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

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

Planning Manager Weems stated that the correct minutes for the February regular meeting are now ready for review. The Commission reviewed the work session and regular meeting minutes. With no changes identified, a motion was made by Chip Millican, seconded by Candice Hilton, to approve the minutes of the February 17, 2025 work session and the February 20, 2025 regular meeting minutes. The motion passed unanimously, 6-0.

#### **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. 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. A motion was made by Gary Mayes, seconded by Chip Millican, to grant conceptual approval due to conformance with the subdivision regulations. The motion passed unanimously, 6-0.
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 theater building addition in a B-4P zone. The Commission reviewed the site and acknowledged conformance with the B-4P standards. Staff drew attention to the new theater site, which will occupy an existing mall drive isle once completed. Staff reviewed the request and found that all required parking and necessary drive isles will be preserved. A motion was made by Gary Mayes, seconded by Candice Hilton, to grant preliminary zoning development plan approval. The motion passed unanimously, 6-0.
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. Staff presented the item to the Commission, which calls for a new fuel center addition to the existing Walmart parking lot. Staff described the proposal as meeting the B-4P standard, with all yards and dimensional requirements met. The Commission inquired about the egress from the fuel center into the southern egress of the existing Walmart parking lot, stating that full access from the portion closest to the Walmart parking lot egress would create traffic issues as designed due to close proximity to the site

entrance. Mr. Gabriel Lafin, representing the item for Walmart, stated that this particular egress was designed to also accommodate transfer trucks that refuels the site. Mr. Lafin stated that this particular egress would be reworked and asked if the Commission could make a contingent approval. A motion was made by Gary Mayes, seconded by Sam Booher, to grant contingent preliminary approval for the site contingent upon the southern egress from the fuel center closest to the southern Walmart egress being reworked to not allow egress from the fuel center. The motion passed unanimously, 6-0. At the conclusion of the vote for this item, Gary Mayes left the meeting due to a previously scheduled commitment.

4. 2405 Memorial Boulevard Preliminary Zoning Development Plan (COMDEV24-0252). 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. A motion was made by Chip Millican, seconded by Sam Booher, to grant amended preliminary zoning development plan approval. The motion passed unanimously, 5-0.
5. Grant Project Approval for Bays Mountain and Brickyard Park Improvements (PLNCOM25-0056). The Commission is requested to grant approval of the overall grant project. Ms. Kitty Frazier, the City's Parks and Recreation Manager, provided a comprehensive presentation on the proposed park improvements to the Commission. The Commission acknowledged the need for the improvements and thanked Ms. Frazier for the presentation. A motion as made by Sam Booher, seconded by Anne Greenfield, to grant approval of the overall grant project. The motion passed unanimously, 5-0.

## **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**