



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, July 17, 2025 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 307

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the June 16, 2025 Work Session Minutes
2. Approval of the June 19, 2025 Regular Meeting Minutes

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. Blakley Drive Rezoning (REZONE25-0149). 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 A-1. (McMurray)
2. 5562 Highway 126 County Rezoning (REZONE25-0165). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County R-1 to County A-1 zone. (Cooper)

3. Bancroft Chapel Annexation (ANNEX24-0278). The Commission is requested to send a positive recommendation for the annexation, zoning, and plan of services for the Bancroft Chapel Annexation to the Board of Mayor and Aldermen. (Weems)
4. Brickyard Village Phase 1B Final Plat (PD25-0170). The Commission is requested to grant final plat approval for the Brickyard Village Phase 1B Final Plat. (Cooper)
5. Brickyard Village Phase 1 Subdivision Bond (PD25-0170). The Commission is requested to accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1. (Cooper)
6. Brickyard Village Phase 1A Letter of Credit Release (PD25-0170). The Commission is requested to release Edens Investment Inc., from their Irrevocable Letter of Credit for Brickyard Village Phase 1A and accept a new Subdivision Bond for Brickyard Village Phase 1. (Cooper)
7. Fieldcrest Acres Phase 1 Irrevocable Letter of Credit (PD25-0125) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 1. (Cooper)
8. Fieldcrest Acres Phase 1 Subdivision Bond (PD25-0125). The Commission is requested to accept a subdivision bond for on-site improvements for Fieldcrest Acres Phase 1. (Cooper)
9. Fieldcrest Acres Phase 1 Final Plat (PD25-0125) The Commission is requested to grant final plat approval for Fieldcrest Acres Phase 1. (Cooper)
10. 1510 South Wilcox Dr. Zoning Development Plan (GATEWY25-0175). The Commission is requested to give zoning development plan approval for additions for the Eastman Credit Union Support Center. (Cooper)
11. Former KATS Transit Garage & Transit Center Surplus (SURPLS25-0181). The Commission is requested to grant approval for the surplus request for the Former KATS Transit Garage & Transit Center parcels. (Cooper)
12. Religious Assembly Zoning Text Amendment (ZTA25-0182). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment. (Weems)

VII. OTHER BUSINESS

1. Conduct 2025 Officer Elections for Chairman and Vice Chairman
2. Approved Subdivisions

VIII. ADJOURN

IX. 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.