



## PLANNING COMMISSION MEETING MINUTES

**Date:** Wednesday July 30, 2025  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, City Hall, 1 East Franklin Street  
**Attendance:**

Name	In-Person	Remote	Absent
Christina Davis, Chairperson	X		
James W. Stone, Vice Chairperson	X		
Judy Wheeler			X
Ronald Thomas	X		
Tamara Martinez	X		
Fred Nugent			X
Sean Flaherty	X		
<b>Staff</b>			
S. Bockmiller, Deputy Director for Planning and Zoning Administration	X		
V. Feinberg, Senior Planner	X		
K. Broche, Assistant Zoning Administrator	X		
M. Revilla, Recording Secretary	X		

### Call to Order and Instruction from the Chair –

Introduction of new Senior Planner, Valerie Feinberg and announcement of Kristian Broche's promotion to Assistant Zoning Administrator.

### Approval of Minutes –

**Approval of Meeting Minutes of April 30, 2025, May 14, 2025, June 11, 2025.**

Motion – Mr. Stone moved to approve the meeting minutes of August 30, 2025, with no changes. Ms. Martinez seconded. The motion passed with a vote of 5-0-0.

Motion – Ms. Martinez made a motion to approve the meeting minutes of May 14, 2025, without any changes. Mr. Stone seconded. The motion passed with a vote of 3-0-2. Mr. Flaherty and Mr. Thomas abstained.

Motion – Mr. Stone moved to approve the meeting minutes of June 11, 2025. Ms. Martinez seconded. The motion passed with a vote of 2-0-3. Ms. Davis, Mr., Thomas, and Mr. Flaherty abstained.

**Consent Agenda –**

None.

**Development Review –**

**ESD Sketch Plan – Regency Furniture Building Addition – 1501 Wesel Boulevard – Triad (B. Swailes).**  
This concept plan is for the Regency Furniture Store to build a 16,800 square foot addition to an existing commercial building. The property is in the CR zoning district. The property is 13.95 acres in size. This project would increase the store's area and outdoor green space.

There are no landscape islands located at the ends of the newly proposed parking area (Section 5.l.4.h.7). This will need to be addressed at the site plan or a waiver to this requirement must be requested and approved by the Planning Commission. The landscaping does not meet current requirements. The sketch plan should address bringing this site as close to full compliance as possible. Lastly, the sketch plan does not include parking calculations, so there is insufficient information to determine whether additional parking is needed. This will need to be calculated with the site plan.

The City Engineer recommended approval of the plan pending satisfactory resolution to the impervious area changes.

The project is exempt from forest conservation requirements because it mostly involves redevelopment of existing impervious surface.

Ms. Davis asked if the parking required landscaping can be requested near the parking area. Mr. Bockmiller stated that landscaping would be addressed at the site plan level. There were no other questions.

Motion – Ms. Martinez moved to approve the Sketch Plan. Mr. Flaherty seconded. The motion passed with a vote of 5-0-0.

**Workshops –**

None.

**New Business –**

Briefing -ZM-2025-01 Former Hospital Site Rezoning -Public Review Meeting August 27, 2025.

Mr. Bockmiller stated an application for a rezoning of three different tracts of the old hospital site. The applicant is seeking to change the zoning from Residential Office to City Center-Mixed Use of the main center tract where the hospital building was. To the east there is a triangle-shaped parking lot on the north side of Baltimore Street and east side of Mill Street that the applicant is requesting to change from POM, (Professional Office Mixed- Use) to Neighborhood-Mixed Use. Lastly, there is a rectangular-shaped parking lot that is located on the East side of Mill Street between Mill Street and the Light Department that they are looking to change zoning from Professional Office Mixed- Use to Neighborhood Mixed- Use. The applicant is using the arguments of change in the character of the neighborhood and mistake in existing zoning for justification for the rezonings. This will be on the agenda for the public review meeting on August 27<sup>th</sup>.

Mr. Stone asked why not rezone it all to City Center- Mixed-Use. Staff responded that the tracts are separated by a road and the City Center Mixed-Use would then wrap around all the way to Hager Park.

Staff stated that there is the possibility of three more rezoning applications coming in and being placed on the August 27<sup>th</sup> agenda.

Old Business –

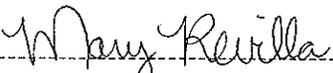
None.

Announcements –

None.

Adjourn –

Ms. Martinez moved to adjourn. Mr. Flaherty seconded. The meeting adjourned at 7:25 p.m.

  
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Mary Revilla, Recording Secretary  
Approved 9.10.25