BRADLEY COUNTY
REGIONAL PLANNING COMMISSION
MINUTES
OF THE SEPTEMBER 17, 2026 MEETING

The meeting was called to order by Vice-Chairman Max Phillips.

The roll of members was called by Planning Commission Secretary Janie Bishop. Members present were: Mel Griffith, Janie Bishop, Josh Rogers, Doug Caywood, Randy Howard, Joe Lee, Keith Jones and Max Phillips. Richard Burnette was absent.

Staff Present: Bently Thomas, Bradley County Planner & Executive Assistant to the Mayor, and Ashley Swafford, Planning Assistant, Permitting & Addressing Coordinator.

APPROVAL OF MINUTES

A motion was made by Mr. Josh Rogers and seconded by Mr. Doug Caywood to approve the minutes from the August 20, 2026 meeting.

A roll-call vote was taken and the motion was unanimously approved.

NEW BUSINESS:

PLATS

Additional Plats Added to Agenda

A motion was made by Mr. Keith Jones, with a proper second, to add the additional plats to the agenda.

A roll-call vote was taken and the motion was unanimously approved.

Country Meadows Final Plat

A motion to approve the Country Meadows Final Plat was made by Mr. Randy Howard and seconded by Mrs. Janie Bishop.

A roll-call vote was taken. Mr. Doug Caywood abstained, and the motion was approved by the remaining members voting.

Grays Ferry Final Plat

A motion to approve the Grays Ferry Final Plat was made by Mr. Josh Rogers and seconded by Mr. Randy Howard.

A roll-call vote was taken and the motion was unanimously approved.

Hyde-Eureka Road Property Lots 1-5 Preliminary Plat

A motion to approve the Hyde-Eureka Road Property Lots 1-5 Preliminary Plat was made by Mr. Doug Caywood and seconded by Mr. Keith Jones.

A roll-call vote was taken and the motion was unanimously approved.

Hyde-Eureka Road Property Lots 1-5 Final Plat

A motion to approve the Hyde-Eureka Road Property Lots 1-5 Final Plat was made by Mr. Randy Howard and seconded by Mrs. Janie Bishop.

A roll-call vote was taken and the motion was unanimously approved.

REZONING REQUESTS

Berry Engineers LLC - Spring Place Road - Tax Map 094, Parcel 036.04 - Rezoning Request from FAR Forestry/Agricultural/Residential to C-2 General Commercial

Several members of the public spoke against the proposed Dollar General rezoning. Ben Berry spoke on behalf of the property owners. The commission discussed the land use designation, site review, and traffic considerations for the property.

A motion was made by Mrs. Janie Bishop and seconded by Mr. Joe Lee to table the request. A substitute motion was made by Mr. Josh Rogers and seconded by Mr. Max Phillips to pull the request to table .

A roll-call vote was taken and the motion was unanimously approved.

Mr. Rogers then made a motion, seconded by Mr. Max Phillips, to move the request to the next meeting.

A roll-call vote was taken and the motion was unanimously approved.

David Jones, Kevin James, Kevin James, Virginia Case, Christy Mayhew - Tax Map 059, Parcel 043.00 - Rezoning Request from FAR Forestry/Agricultural/Residential to C-2 General Commercial

Mr. Dave Jones spoke in favor of the property request and discussed past issues involving his sister withdrawing a previous rezoning request.

A motion was made to approve the request by Mr. Josh Rogers and seconded by Mr. Joe Lee regarding the rezoning request.

A roll-call vote was taken and the motion was unanimously approved.

PUBLIC COMMENT

Jeff Merona, a resident, addressed the commission regarding data center regulations. He offered to answer questions concerning data centers and requested that the regulations be updated.

ADJOURNMENT

The meeting was adjourned.