

**MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
FEBRUARY 17, 2026**

Members Present

Jeff Gilliam, Chairman
Robert Seiber, Secretary
Michael Phillips
Kerry Templin, Mayor
Ben Brewer

Members Absent

Others Present

Mike Ellis, City Manager
Tony Braden
Carolyn Templin

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 5:35 p.m.. at City Hall with Chairman Jeff Gilliam presiding. The minutes of the January 5, 2026 meeting were approved upon a motion by Templin and a second by Seiber. All members voted aye.

APPROVAL OF THE AGENDA

A motion was made by Templin to approve the agenda. The motion was seconded by Seiber. All members voted aye.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

There were no comments from the building official.

PUBLIC COMMENTS

There were no comments from the public.

UNFINISHED BUSINESS

Consideration of Final Site Plan Approval for Commercial Development at Colonial Drive C-2 Zone Two Requested by Esquire Management, LLC..

The planning commission reviewed the plans for the construction of a medical office building; a restaurant and a car wash at the location on Colonial Drive. Staff noted that preliminary approval was granted during the January meeting. He further stated that the plan met the area and parking requirements and recommended in favor of approval. A motion was made by Robert Seiber to grant final approval of the s plan The motion was seconded by Gilliam and all members voted aye.

NEW BUSINESS

A. Discussion of Regulation of Data Centers.

Staff Planner Edwards presented a definition of data centers and some considerations for the regulations. After discussion, the planning commission suggested that data centers should be allowed as a special exception in the M-1 Zone. Staff will prepare zoning ordinance amendments for the definition of data centers and to permit data centers as a special exception by the BZA and present it to the planning commission at the March meeting.

B. Consideration of Annual Work Plan for 2026-27

Staff presented the planning commission work plan for the next year. A motion was made by Gilliam to approve the work plan. The motion was seconded by Templin. All members voted aye.

OTHER BUSINESS

Next meeting will be on Tuesday, March 17 at 5:30 p.m.

ADJOURNMENT

The meeting was adjourned at 6:14 p.m.

Secretary

Date