

**Drakes Branch Planning Commission
Drakes Branch Municipal Building
Meeting Minutes
December 17, 2025
7:00 P.M.**

Members Present:

Phillip Flippen, Dorothea Knott, and David West.

Members Absent:

Fred Black, Janice Wells, Jerris Wells, and Roscoe Eubanks, Jr.

Zoning Administrator, Eugene Wells and Former Planning Commission Chairperson, Deborah Kennedy was also in attendance.

Guests: Lauren Pugh, CRC Planning Director and Ethan Bowman, CRC Regional Manager.

Chairperson Phillip Flippen called the meeting to order at 7:15 P.M. to take care of any business related to the Planning Commission.

Chairperson Phillip Flippen adjourned the Planning Commission meeting at 7:19 P.M. He thanked Ethan Bowman and Lauren Pugh for all of their good work on the Comprehensive Plan. Commission members all agreed and Chairperson Flippen turned over the meeting to Ethan Bowman and Lauren Pugh to continue working on the Comprehensive Plan.

Ethan Bowman reviewed revisions from the November meeting which included the following area:

Draft Chapters 3 - Community Resources

Draft Chapter 4 - Transportation

Draft Chapter 5 - Land Use

Ethan also presented a large-scale map from the previous 2010-2015 Town of Drakes Branch Comprehensive Plan which allowed Commission members to have an enhanced view.

Lauren Pugh stated that Map XXVIII - Drakes Branch Current Land Use Map had not changed. Map XXIX - Drakes Branch Future Land Use Map could display more residential areas. Lauren reviewed feedback received from the Public Community Meeting which residents indicated a need for growth which would increase industry.

Allowing Solar Farms continues to be an area for concern and tremendous discussion.

One resident was planning to develop a tiny home residential area; however, it was not financially feasible with the regulations.

Chapter 6 Special Policy Areas includes main street and flood impacted areas which will be under redevelopment.

Lauren advised Commission members that the Comprehensive Plan can be reviewed by having a combined worksession with the Town Council. She also thought that a joint public working meeting could be scheduled for April.

Deborah Kennedy suggested to Commission members to review at home what has already been completed on the Comprehensive Plan.

Ethan Bowman stated he will send out an email so that a full review can be done before the next meeting.

Phillip Flippen adjourned the meeting at 8:19 P.M.

The next meeting will be on January 28, 2026 7:00 P.M.

Respectfully submitted,



Dorothea G. Knott,
Secretary