



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, May 21, 2026 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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

Members Present: Tim Lorimer, BJ Walsh, Candice Hilton, Gary Mayes, Curtis Montgomery, Jason Snapp

Members Absent: Sharon Duncan, Tim Dean, Chip Millican

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton

Visitors: Chris Alley, Greg Raleigh, Dennis Phillips, Bobbie Phillips

II. APPROVAL OF THE AGENDA

A motion was made by Gary Mayes, seconded by BJ Walsh, to approve the agenda as presented. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

1. Approval of the April 13, 2026 Work Session Minutes
2. Approval of the April 16, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Candice Hilton, seconded by Curtis Montgomery, to approved the minutes of the April 13, 2026 work session minutes and the April 16, 2026 regular meeting minutes. The motion passed unanimously, 6-0.

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. 2600 Fort Henry Drive Rezoning (REZONE26-0079). 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 R-3. Staff noted the vicinity of the request along Fort Henry Drive. Staff noted that the owner of the property desires to build a duplex on the property. Staff noted that the abutting parcel to the north is also in an R-3 zoning district. Staff stated that the proposal is akin to an expansion of the existing R-3 zone along Fort Henry Drive. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Jason Snapp, seconded by Curtis Montgomery, to send a positive recommendation to the Board of Mayor and Aldermen in support of the approving the rezoning. The motion passed unanimously, 6-0.
2. 2604 Fort Henry Drive Rezoning (REZONE26-0080). 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 B-3. Staff drew attention to the vicinity of the request along Fort Henry Drive. Staff noted that the existing building on the property used to home to the Gulley Automotive Performance Center. Staff noted that the owner of the property is working to add extra parking at the rear of the structure. Staff noted that the proposal was in keeping with the City's future land use plan. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Gary Mayes, seconded by Candice Hilton, to send a positive recommendation to the Board of Mayor and Aldermen in support of the approving the rezoning. The motion passed unanimously, 6-0.
3. E. Sevier Avenue Rezoning (REZONE26-0110). 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 R-3. Staff drew attention to the vicinity map of the item. Staff noted that these three lots reside next to the KHRA offices along E Sevier. Staff stated that the developer of the lots desired to build a duplex on two of them. Staff noted that the proposal conforms to the future land use plan. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Gary Mayes, seconded by BJ Walsh, to send a positive recommendation to the Board of

Mayor and Aldermen in support of the approving the rezoning. The motion passed unanimously, 6-0.

4. 118 Anco Place County Rezoning (REZONE26-0106). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1/R-3 to the County PBD/SC zone. Staff noted the location of the request along Moreland Drive and Anco Place. Staff acknowledged similar B-4 and PBD-3 zones have emerged along Moreland Drive close by. Staff stated that the requested zone for the site came from the Sullivan County Planning Manager after working with the applicant. The Chairman opened the public comment portion of the item. No one spoke during the public comment portion of the item. A motion was made by Gary Mayes, seconded by BJ Walsh, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning effort. The motion passed unanimously, 6-0.
5. Fieldcrest Acres Phase 3 Preliminary Plan (PD26-0098) The Commission is requested to grant preliminary plan approval for Fieldcrest Acres Phase 3. Staff noted that this phase of the Fieldcrest Development encompasses 7.75 acres and contains 36 lots off of Chimney View Loop. Staff noted that the density of the site is 4.6 units per acres which conforms to 36.44 percent open space for the development. Staff stated that the residential cross section is being utilized for this end of Chimney View Loop. A motion was made by Candice Hilton, seconded by Curtis Montgomery, to grant preliminary PD plan approval. The motion passed unanimously, 6-0.
6. Bancroft Pointe Subdivision Preliminary Plat (RESDEV26-0101) The Commission is requested to grant preliminary plat approval for the Bancroft Pointe Subdivision. Staff stated that this property had been annexed in the last year. Staff stated that the proposal contains 43 single family lots along a dead end residential street. Staff noted that one variance is requested to deal with the length of the proposed public street. Staff stated that a 124' variance to dead end residential street length maximum accompanies the preliminary approval. A motion was made by BJ Walsh, seconded by Candice Hilton, to grant the 124' variance to dead end street length and preliminary plat approval. The motion passed unanimously, 6-0.
7. 946 Independence Drive W (MINSUB26-0097). The Commission is requested to grant final subdivision approval of the Resubdivision of Pasty Parvin Property along with the accompanying street frontage variance. Staff stated that this area is at the end of a county road and utility service area. Staff noted that a variance to street frontage for two of the lots, noting that they currently do not have any public street frontage. Staff noted that the additional land being added to the parcels contains uses that go along with the homes that will be on the

same parcel. A motion was made by Gary Mayes, seconded by Jason Snapp, the grant the public street variance to the expanded parcels and subdivision approval. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. 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.

IX. ADJOURN