



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, February 19, 2026 at 5:30 PM  
City Hall, 415 Broad Street, Boardroom**

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**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, Gary Mayes, BJ Walsh, Chip Millican, Candice Hilton, Curtis Montgomery

Members Absent: Sharon Duncan, Jason Snapp, Anne Greenfield

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

Visitors: Chris Alley, Aaron Rose, John Rose, Melissa Spears, Ike Spears, Mary Spears, Baylee Rhoton, Avery Rhoton

### **II. APPROVAL OF THE AGENDA**

Staff stated that the consent item turned into a release instead of an extension and that the agenda needs to be amended to reflect such. A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the agenda as amended. The motion passed unanimously, 6-0.

### **III. APPROVAL OF MINUTES**

1. Approval of the January 12, 2026 Work Session Minutes
2. Approval of the January 15, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Gary Mayes, seconded by Chip Millican, to approve the minutes of the January 12, 2026 work session. The motion was approved 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.

1. Saint Andrews Garth Ph2 Lots 11-18 and 29-35 Surety Bond Extension (PD24-0114). The Commission is requested to approve a one year extension of the Surety Bond for Saint Andrews Garth Phase 2 Lots 11-18 and 29-35. Staff stated that the remaining item on this bond is a small section of sidewalk and that it has been completely constructed with a passed inspection since the last update during the work session. A motion was made by Chip Millican, seconded by Candice Hilton, to release the surety bond for Saint Andrews Garth Ph2 Lots 11-18 and 29-35. The motion passed unanimously, 6-0.

#### **V. UNFINISHED BUSINESS**

#### **VI. NEW BUSINESS**

1. Eastern Star Rezoning (REZONE26-0003). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1R to R-3. Staff noted that the owner of the property wished to build a single family home on the property for his daughter. Staff stated the need for a residential zone instead of the existing manufacturing zone for the property. Staff stated that the current use of the property is residential. Staff noted that the current M-1R zone was applied at the time of annexation. Mr. Ike Spears spoke briefly in favor of the request. A motion was made by Candice Hilton, seconded by BJ Walsh, to send a positive recommendation in favor of approving the rezoning request to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
2. The Commission is requested to review a petition to reconsider the Fairview Avenue rezoning proposal based on changes to the zoning development plan. Staff identified a petition to rehear the Fairview Avenue rezoning. Staff identified the rationale the Commission used to make their original recommendation. The two points of rationale used to make the negative recommendation in September of 2025 consisted of B-3 uses being highly incompatible with the surrounding single family use and zone of the area, as well the request not matching the designated residential use on the future land use plan. Mr. John Rose spoke the changes to the site plan, to include a TDOT-approved alley reconfiguration for connection to Stone Drive. Mr. Rose spoke of the desire to add landscaping trees to the required buffer strip on the site plan and to also incorporate deed restrictions favorable to the request. Mr. Chris Alley spoke

of the more favorable alley configuration on the site plan and how it is an improvement to the area. A motion was made by Gary Mayes, seconded by Chip Millican to hear the rezoning again within the required 12 months of separation between requests. 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**