



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, November 20, 2025 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: Sharon Duncan, Tim Lorimer, Gary Mayes, Anne Greenfield, Jason Snapp, Candice Hilton, Curtis Montgomery, BJ Walsh, Chip Millican

Members Absent: none

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

Visitors: Michael Surgenor, Mary Alice Kinsler, Vic Davis, Jorgelina Manna-Rea, Jason Mitchem

II. APPROVAL OF THE AGENDA

A motion was made by Anne Greenfield, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 9-0.

III. APPROVAL OF MINUTES

1. Approval of the October 13, 2025 work session minutes
2. Approval of the October 16, 2025 regular meeting minutes

The Commission reviewed the minutes. A motion was made by Tim Lorimer, seconded by Curtis Montgomery, to approve the minutes of the October 13, 2025 work session and the October 16, 2025 regular meeting minutes. The motion passed unanimously, 9-0.

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. 3938 E. Stone Dr. County Rezoning (REZONE25-0276) The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request of the 1.59 acres from County A-1 to the County B-4 zone. Staff identified the vicinity of the request, along Ollis Bowers Road and E. Stone Drive. Staff noted that the applicant recently purchased the property and desires to park trucks at the rezoning site. Staff noted that the commercial zone request for the site is consistent with both County and City future land use plans. Staff stated that a city rezoning that addresses the parcel directly south of this rezoning site follows in the agenda. The Chairman opened public comment for the item. Michael Surgenor stated that the driveway to the property should be along E Stone Drive instead of Ollis Bowers Road or Bloomingdale Road. Mary Alice Kinsler also stated that the driveway to the property should be along E Stone Drive. The property owner stated that he intends to have access to the rezoning site be from E Stone Drive. A motion was made by Curtis Montgomery, seconded by BJ Walsh, to send a positive recommendation to the Sullivan County Commission in support of approving the rezoning request. The motion passed unanimously, 9-0.
2. 3938 E. Stone Drive Rezoning (REZONE25-0267). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the 1.86-acre rezoning request from A-1 to B-3. Staff identified the location of the site as abutting the county rezoning that was presented as the first item on the agenda. Staff stated that the owner's plan is to park trucks on the property. Staff noted that the proposed B-3 zone is supported by the City's future land use plan. Staff noted that this city rezoning abuts the Sullivan County rezoning request that was just reviewed by the Commission. Staff noted that the B-3 zone will give the owner of the property the approval to park trucks on the site. The owner owns an adjacent maintenance facility and is in need of extra parking that this site will provide with a successful rezoning. A motion was made by Gary Mayes, seconded by Curtis Montgomery, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning request. The motion passed unanimously, 9-0.

3. Preston Ridge Subdivision Preliminary Plat (RESDEV25-0241) The Commission is requested to grant preliminary plat approval for the Preston Ridge Subdivision. Staff identified the location of this subdivision site. Staff stated that the preliminary approval includes a variance to the length of a dead end street. Staff stated that the proposal will begin preliminary approval of 43 single family homes on the property. Staff noted that the construction plans are still being reviewed and noted that the preliminary approval is based upon approval of the construction plans. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to grant preliminary approval contingent upon the construction plans being approved. The motion passed unanimously, 9-0.
4. Resubdivision of Lots 4, 5, and Part of Lot 3, Block 38, as well as approval of the two requested road frontage variances. (MINSUB25-0274) The Commission is requested to consider granting final subdivision approval and two lot frontage variances for Arch Street. Staff noted the location of the lots along Arch Street. Staff stated that two of the proposed lots misses the minimum 40' public street frontage by 6 inches each. A motion was made by Anne Greenfield, seconded by Chip Millican, grant approval of the two 6" street frontage variances along with final plat approval. The motion passed unanimously, 9-0.
5. 2025 By-laws Amendment (PLNCOM25-0282). The Commission is requested to approve the amended by-laws. Staff stated that the amendment will place a time limit on public comment. The Commission reviewed the time limit for public comment per item. The Commission decided to amend the by-laws by limiting public comment per agenda item to one hour, with speakers being limited to 3 minutes each. A motion was made by Chip Millican, seconded by BJ Walsh, to approve the by-law amendment. The motion passed unanimously, 9-0.

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

With no further business, Chairman Duncan adjourned the meeting at 6:34p.m.