



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, January 15, 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: Sharon Duncan, Gary Mayes, Anne Greenfield, Candice Hilton, Curtis Montgomery, BJ Walsh, Chip Millican

Members Absent: Jason Snapp, Tim Lorimer

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

Visitors: Chris Alley, Bianca Dougherty, Tim Dougherty, Clay Schaffer, Kenneth Cooke

II. APPROVAL OF THE AGENDA

A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the December 15, 2025 Work Session Minutes
2. Approval of the December 18, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Anne Greenfield, seconded by Gary Mayes, to approve both sets of minutes as presented. The motion passed unanimously, 7-0.

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. Bancroft Chapel Rezoning (REZONE25-0308). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from M-1 to PD. Staff identified the location of the site on the vicinity map. Staff stated that the site is 25.712 acres in size. Staff stated that the applicant desires to rezone the property for the purpose of building a single family development. Staff further stated that no calls had been received on the matter. Staff stated that the surrounding residential zones to the north and east would benefit from the change to residential use for this site and be more compatible with new residential development in the area. No one spoke during the public comment portion of the item. A motion was made by Chip Millican, seconded by Curtis Montgomery, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning effort. The motion passed unanimously, 7-0.
2. Memorial Boulevard Rezoning (REZONE25-0309). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from B-3 to PD. Staff stated that the size of the rezoning site is 5.25 acres. Staff stated that the rezoning site abuts a previously PD-rezoned site that will make up the entire development. Staff noted that the entrance to the Dollar General site will serve as one of the entrances to the proposed residential development. Staff noted that the initial PD rezoning for the site happened years ago and that this rezoning added more PD zone along Memorial Boulevard. No one spoke during the public comment portion of this item. A motion was made by Anne Greenfield, seconded by Candice Hilton, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning effort. The motion passed unanimously, 7-0.
3. Whispering Hills Dr. County Rezoning (REZONE25-0314). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from County R-1 to County B-4. Staff drew attention to the vicinity map of the rezoning site, adjacent to S. Wilcox Drive. Staff stated that the site is 1.8 acres in size. Staff noted that the after discussion with Sullivan County Planning, that a shooting range could not be installed at the site in a B-4 zone. Staff noted that the commercial rezoning proposal matches the use in both the city and county land use plans. During public comment, the owner of the property,

Mr. Cooke, addressed the Commission. Mr. Cooke stated that with a successful rezoning he hopes to place a greenhouse on the property for his personal use. 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, 7-0.

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. No public comment was received.

IX. ADJOURN

The meeting adjourned at 6:05p.m.