



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, September 18, 2025 at 5:30p.m.**

**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: Sharon Duncan, Tim Lorimer, Anne Greenfield, Candice Hilton, Gary Mayes, Curtis Montgomery, BJ Walsh

Members Absent: Chip Millican, Jason Snapp

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

Visitors: Gary Calcott, Ed Mahaffey, Aaron Rose, John Rose

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

Staff stated that no changes have been proposed to the agenda. A motion was made by Anne Greenfield, seconded by Candice Hilton, to approve the agenda. The motion passed unanimously, 7-0.

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

1. Approval of the August 18, 2025 work session minutes
2. Approval of the August 21, 2025 regular meeting minutes

A motion was made by Tim Lorimer, seconded by BJ Walsh to approve the minutes of the August 18, 2025 work session and August 21, 2025 regular meeting. 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. Fairview Avenue Rezoning (REZONE25-0208). The Commission is requested to review and make a recommendation to the Board of Mayor and Aldermen for the rezoning request from R-1C to B-3. Staff presented the item to the Commission. Staff identified the vicinity of the request, adjacent to the intersection of Fairview Avenue and E. Stone Drive. Staff identified the zone of the private property surrounding the rezoning site as R-1C. Staff stated that the proposed B-3 zone for the site is highly inappropriate given the surrounding single family use and zone. Staff further stated that the proposal does not conform the single family use identified for the rezoning site in the 2030 Future Land Use Plan. Staff recommended sending a negative recommendation to the Board of Mayor and Alderman based upon nonconformance with the future land use plan and the B-3 zone allowing highly incompatible land uses when abutting single family residential zone and use. A motion was made by Gary Mayes, seconded by Curtis Montgomery, to send a negative recommendation not in support of the rezoning effort to the Kingsport Board of Mayor and Aldermen based upon staff's recommendation and nonconformance with the future land use plan. The motion was approved unanimously, 7-0.
2. 5593 HWY 126 County Rezoning (REZONE25-0222). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1 to the County A-1 zone. Staff identified the vicinity of the request along Memorial Boulevard. Staff described the area uses as agricultural and low density residential. Staff stated that the location will conform to the single family and low density residential uses identified in the City and County land use plans. Subsequently, staff recommended sending a positive recommendation to the Sullivan County Commission. A motion was made by Anne Greenfield, seconded by Tim Lorimer, to send a positive recommendation in support of the rezoning effort to the Sullivan County Commission based upon conformance with the future land use plan. The motion was approved 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.

## **IX. ADJOURN**