



REGIONAL PLANNING COMMISSION MEETING AGENDA

**Thursday, September 17, 2026 at 5:30 PM
City Hall, 415 Broad Street, 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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

- 1.** Approval of the August 17, 2026 Work Session Minutes.
- 2.** Approval of the August 20, 2026 Regular Meeting Minutes

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.** Brickyard Village Phase 1B Final Amendment (PD25-0170). The Commission is requested to grant approval for an amendment to the Brickyard Village Phase 1B Final Plat. (Cooper)
- 2.** The Arbor Phase 2 Final Planned Development Amendment (PD26-0109). The Commission is requested to grant approval for an amendment to The Arbor Phase 2 Final Planned Development Plat. (Cooper)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Bancroft Hills Phase 1 Final Plat (PD26-0241). The Commission is requested to grant final plat approval for Bancroft Hills Phase 1. (Cooper)
2. Bancroft Hills Phase 1 Irrevocable Letter of Credit (PD26-0241). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Bancroft Hills Phase 1. (Cooper)
3. Bancroft Hills Phase 1 Subdivision Bond (PD26-0241). The Commission is requested to accept a subdivision bond for on-site improvements for Bancroft Hills Phase 1. (Cooper)
4. 616 Beaver Lane (MINSUB26-0194). The Commission is requested to grant final subdivision approval for 616 Beaver Lane along with the accompanying irregular lot variance. (Cooper)
5. 664 Valley Drive County Rezoning (REZONE26-0209). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the County rezoning request from County R-1 to County A-5. (Cooper).
6. DB Right-of-Way Abandonment (VACATE25-0049). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate the public right-of-way for Indian Court, Midland Drive, and Auditorium Drive. (Cooper)
7. Sullivan County Text Amendment (ZTA26-0235). The Commission is requested to send a positive recommendation for the proposed county zoning text amendment to the Sullivan County Commission. (Cooper)

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