



REGIONAL PLANNING COMMISSION MEETING AGENDA

Thursday, May 21, 2026 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom: Room 307

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 April 13, 2026 Work Session Minutes
2. Approval of the April 16, 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 2600 Fort Henry Drive Rezoning (REZONE26-0079). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. (McMurray)
2. 2604 Fort Henry Drive Rezoning (REZONE26-0080). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to B-3. (McMurray)

3. E. Sevier Avenue Rezoning (REZONE26-0110). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. (McMurray)
4. 118 Anco Place County Rezoning (REZONE26-0106). The Commission is requested to review and make a recommendation to the Sullivan County Commission for the rezoning request from the County R-1/R-3 to the County PBD/SC zone. (Cooper)
5. Fieldcrest Acres Phase 3 Preliminary Plan (PD26-0098) The Commission is requested to grant preliminary plan approval for Fieldcrest Acres Phase 3. (Cooper)
6. Bancroft Pointe Subdivision Preliminary Plat (RESDEV26-0101) The Commission is requested to grant preliminary plat approval for the Bancroft Pointe Subdivision. (Cooper)
7. 946 Independence Drive W (MINSUB26-0097). The Commission is requested to grant final subdivision approval of the Resubdivision of Pasty Parvin Property along with the accompanying street frontage variance. (Pyatte)

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