



AGENDA
SULLIVAN COUNTY REGIONAL PLANNING COMMISSION
SULLIVAN COUNTY, TENNESSEE
JUNE 16, 2026 – 6:00 PM

- A. **CALL TO ORDER:** *The chair shall call the meeting to order. The chair shall lead the Pledge of Allegiance.*
- MEMBERS PRESENT** – Mark Webb (chair and Bristol PC rep); Linda Brittenham (vice-chair); Mary Ann Hager (Historic Zoning Commission Liaison/alternate secretary); Darlene Calton (County Commissioner Liaison); Drew Deakins; Steven Hobbs; Mary Rouse, Calvin Clifton, and Laura McMillan.
- STAFF** – Luke Meade (Director of Planning/PC Secretary); Jeanessa Hayes (Planning Technician); Nathan Walch (Building Official); and SCSO deputy.
- GUESTS/CITIZENS IN ATTENDANCE** – See sign-in sheet.
- B. **MINUTES:** May 19, 2026, regular meeting.
- C. **SWEARING IN OF WITNESSES:** *The general public, applicants, staff, and any persons planning to speak for or against any scheduled application on the agenda shall be sworn in under oath. Staff shall lead the oath.*
- D. **SUBDIVISION PLATS AND PLANS:**
- D1. Replat of Tract 2 of Plat Book 60 Page 199 – Fairford Lane//Lakenheath Drive, Bristol, TN 37620
- E. **COMPREHENSIVE DEVELOPMENT PLANS: NONE**
- F. **ZONING PLAN AMENDMENT: ZONING RESOLUTION TEXT OR MAP AMENDMENT:**
**The chairman shall read the Rezoning Opening Statement for the Public Hearing Procedure of hearing public comment on any rezoning requests*
- F1. Rezoning Request from Wade & Donna Hughes for R-1 to B-4 – TBD Bristol Hwy, Bluff City, TN 37618
- G. **NEW BUSINESS: NONE**
- H. **OLD BUSINESS: NONE**
- I. **OTHER MATTERS OF MUTUAL INTEREST: Planning Updates**
- I1. Subdivision Plat List: Last Month's Recorded Plats – Via Email
- I2. County Commission Zoning Hearing:
- Rezoning (Mitchem) A-1 to B-4 – Approved
 - PMD-3 Zoning Text Amendment – Deferred
- I3. Next Month's Agenda: R-1 to A-1 Rezoning Request
- J. **UNSCHEDULED PUBLIC COMMENTS:** *Anyone wishing to address the Planning Commission on matters of concern other than a scheduled agenda application is welcome to sign in on the list. In the interest of conducting business in a timely manner, citizens shall be limited to 3-5 minutes each. No action shall be made by the Planning Commission on matters otherwise not on the published agenda.*
- K. **ADJOURNMENT:** *Members adjourned at:
The next regularly scheduled meeting will be held on **Tuesday, July 21, 2026.***