

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
225 W Center Street, Kingsport, TN 37660

June 16, 2014

12:00 p.m.

Members Present

Buzzy Breeding
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
John Moody
Beverly Perduc
Mark Selby
Dave Stauffer

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Jacob Grieb
Forrest Koder
Andrew Cradic

Members Absent

Dr. Heather Cook
Dennis Ward, Chairman

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. Seeing none, the agenda will be presented as proposed at the regular meeting. She then asked for any changes for the minutes of the work session held May 12, 2014 and the regular meeting held May 15, 2014. There being no changes, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

06-01 Coley Street Rezoning - (14-101-00007)

The Planning Commission considered a request for approval to rezone from County R-2A to County B-3 to allow for future commercial use at 100 Coley Street. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item. Staff stated the request is for rezoning a parcel on Coley Street which is the site of the former Cedar Grove Elementary School. Mr. Shepherd stated the City and County future land use plans indicate the area as appropriate for residential development. Separate County Commission review is required for this rezoning. Staff recommended a denial of the B-3 zoning requested. Staff recommended denial based on the request as a spot zoning, the road being somewhat

inappropriate for commercial traffic and the future land use plan for the area being residential. There was little additional discussion. There being no further discussion, no official action was taken.

06-02 Lynn Garden Drive Rezoning – (14-101-00008)

The Planning Commission considered a request for approval to rezone from B-1 to B-3 to allow for highway oriented business uses at 425 Lynn Garden Drive. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the property is 9.9 acres with surrounding zoning of B-1 and B-3 as well as R-1C and R-4 across Lynn Garden Drive and the entire parcel is in the flood fringe with floodway of Reedy Creek bisecting. Staff stated the old Fairway Ford building and other adjoining buildings are included in the request. Staff recommended approval to the Planning Commission for this request. There was little additional discussion. There being no further discussion, no official action was taken.

06-03 Gibson Mill Road Surplus Request – (14-401-00001)

The Planning Commission considered a request to recommend to the Kingsport Board of Mayor and Alderman that property located at 1333 Gibson Mill Road and identified as Tax map 46G, Group A, Parcel 21 be officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, in the 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the property request is from the adjoining property owner. The property was acquired as part of the Gibson Mill Road realignment. A portion was being removed for right-of-way and the parcel was then replatted. No future uses were identified by staff for the property. There was little additional discussion. There being no further discussion, no official action was taken.

06-04 Nomination Committee

The Director noted that the commission must appoint a nominating committee for officers for the next year (FY2014/15) The Planning Commission Chair was asked to appoint a nominating committee for election of Officers in July. According to the current by-laws the nominating committee must include three Planning Commission members.

VIII. OTHER BUSINESS

06-04 Receive a letter of resubdivision of the Hobart Bowery Property, on Rocky Branch Road.

06-05 Receive a letter of resubdivision of the Cecil Bishop Property, on John B. Dennis Highway.

- 06-06** Receive a letter of resubdivision of Bailey Ranch, Lots 23 and 24, on Rick Slaughter Court.
- 06-07** Receive a letter of resubdivision of Warrior Falls lots, on Warrior Falls Drive.
- 06-08** Receive a letter of resubdivision of the Anderson, Gatton and King Subdivision, on Lynn Garden Drive.
- 06-09** Receive a letter of resubdivision of the Anderson, Gatton, and King Subdivision, on Lynn Garden Drive.
- 06-10** Receive a letter of resubdivision of the Sunrise Valley Subdivision, on Wine Circle.
- 06-11** Receive a letter of resubdivision of Gravely Baptist Church, on Gravely Road and Dinsmore Street.
- 06-12** Receive, for informational purposes only, the May 2014 report from the Building Division.

PUBLIC COMMENT

There was no public comment made during the work session.

ADJOURNMENT

Staff let the Planning Commission know of a training opportunity that will be Friday, July 25th from 3:00 to 4:30 on Private Property Rights by Josh Jones, MTAS. Contact Alison Harrison to sign up.

There being no further discussion and no additional changes to the agenda the work session was adjourned at approximately 12:36 p.m.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary