

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

City Hall
225 W. Center Street, Kingsport, TN 37660

January 13, 2014

12:00 Noon

Members Present

Dennis Ward, Chairman
Dr. Mike McIntire, Vice Mayor
"Buzzy" Breeding
Dr. Heather Cook
Beverley Perdue
David Stauffer
Mark Selby

Members Absent

Hoyt Denton, Vice Chairman
John Moody

Staff Present

Lynn Tully
Corey Shepherd
Ken Weems

Visitor's List

At 12:00 p.m., Planning Director, Lynn 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 December 16, 2013 and the regular meeting held December 19, 2013. There being no changes, the minutes will be presented for approval at the regular meeting on January 16, 2014.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

01-01 Zoning Text Amendment – City Wide – (13-801-0010)

The Planning Commission hear a presentation for a request to amend Sections 114-186, 114-187, and 114-188 in order to remove the floor area ratio method of density calculation and maximum lot coverage replacing such by establishing a density based on dwelling units per acre maximum in apartment districts. Mr. Corey Shepherd introduced the item and the need for clarity in the calculation of units for developers and the public. The proposal allows for maximum DUA while allowing the majority of the development to be conforming to the new standards. There being little discussion, no official action was taken.

01-02 Zoning Text Amendment – County Wide – (13-801-00011)

The Planning Commission heard a presentation for a request to establish Articles 9-109, 9-110, 9-111 in the Sullivan County zoning text in order to address electronic message signage in Sullivan County. Mr. Corey Shepherd introduced the item stating it is similar to the City ZTA for electronic message boards and the proposal is to modernize the county zoning text. Much of this amendment is borrowed from the Kingsport Code. Mr. Shepherd mentioned that Bristol's Planning Staff is also recommending the zoning change for Sullivan County. There being few questions, No official action was taken.

PUBLIC COMMENT

There was no public comment made during the work session.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:15pm.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary