

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
225 W Center Street, Kingsport, TN 37660

August 21, 2014

7:00 p.m.

Members Present

Dennis Ward, Chairman
Buzzy Breeding
Dr. Heather Cook
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
John Moody
Beverly Perdue
Mark Selby
Dave Stauffer

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Mark Haga
Jacob Grieb

Members Absent

Visitor's List

John Rose
Doug Right
Pam Right
Andy Straley

At 7:00 p.m., Chairman Dennis Ward, called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Mike McIntire seconded by Dave Stauffer to approve the agenda as presented. The motion was approved unanimously 8-0. Chairman Ward asked for any changes to the minutes of the work session held July 14, 2014 and the regular meeting held July 17, 2014 as well as the Special Called Meeting July 22, 2014. The July 22, 2014 Special Called Meeting needed a title change in that 'Special Called Meeting' is in the title. A motion was made by Mike McIntire seconded by Mark Selby to approve the minutes as presented. The motion was approved unanimously 8-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

08-01 3401 Memorial Boulevard Rezoning - (14-101-00010)

The Planning Commission considered a request for approval to rezone from P-1 to B-3 to allow for an electronic message board as part of the freestanding sign at 3401 Memorial Boulevard. 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 splits the building on the site and zoning is split between B-3 and P-1 with the single parcel being requested for rezoning. Mr. Weems stated property owners in the vicinity

have been notified and all calls received have been in favor with one received today that had no opinion. The rezoning will allow a different sign than exists in the P-1 area and new zoning would allow an electronic message board. Moving the sign to the other side of the site would not be near an entrance. Mark Selby asked if veterinarians are normally in P-1? Staff answered they can be however some are in B-4P and B-3 and allowed in P-1 by special exception use with approval of BZA. The public hearing was opened and there were no speakers. There being no additional questions, a motion was made by Hoyt Denton seconded by Mike McIntire to approve the request. The motion was approved unanimously 8-0.

08-02 Edinburgh Subdivision Phase 5 Preliminary Plan – (14-201-00053)

The Planning Commission considered a request for preliminary plat approval for Phase 5 of the Edinburgh Subdivision. The property is located inside the corporate limits of the City of Kingsport, 15th Civil District of Sullivan County. Corey Shepherd presented the item stating this is a 12 lot subdivision with extension of Calton Hill Rd. and new roads included are London Rd. and Monroe Way with 50' ROW and 40' ROW respectively. Mr. Shepherd stated all approvals are pending from the engineering department for civil plans. The public hearing was opened and there were no speakers. There being no additional discussion, a motion was made by Hoyt Denton seconded by Beverly Perdue to approve pending engineering approval. The motion was approved unanimously 8-0.

08-03 Ridgecrest Annexation – (14-301-00007)

The Planning Commission considered a request for annexation by request of the subject parcel, enhancing health, safety, and welfare throughout the Kingsport Planning Region. The property is located outside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating this is a single Parcel annexation meeting criteria of emergency annexation. All plan of services items are included in the proposed annexation. Mr. & Mrs. Wright requesting the annexation based on the need for sewer identified by TDEC. Hoyt Denton discussed the outline of costs and revenues. Dave Stauffer asked if we are being required to annex? Staff answered no. However, due to the limited nature of the options available to the Wrights there are no other options that are as effective. TDEC has not required us to annex or serve at this time. Other lots will have to tap on to the sewer line due to its proximity. Staff has not been in contact with the other property owners regarding annexation at this time. This is one of the annexation requests that came in during the interim between the previous annexation policy and the new criteria. Mark Selby asked what cause would they have to ask for annexation. Staff stated sewer rates would decrease as well as water rates. Mark Selby asked what would happen if they didn't tap on? Staff answered they will charge for it when it's available and they typically give a 90 day period to get the tap made. The tap may be financed. At this time the public hearing was opened. Mr. Wright spoke saying there is a washer and dryer in the basement that can't meet the regulations. Beverly Perdue asked if there were current issues with smell or other things? Mr. Wright stated the field lines can't handle the additional drainage. The public hearing was closed. There being no further discussion a motion was made by Hoyt Denton for Annexation recommended with the POS, seconded by John Moody. The motion was approved 7-1 with, Buzzy Breeding voting "no".

08-04 2014 Community Development Annual Action Plan/Public Services

The Planning Commission considered a request to recommend to the Board of Mayor and Alderman the Public Service Agency Funding under the 2014 Consolidated Plan for Housing and Community Development. Mark Haga presented the item stating all other items for the CD Action plan have been approved by the PC and the BMA. This brings only the Public Service Agency portion back for recommendation. Mr. Haga stated that included in the process is a new citizen review committee as well as scoring criteria. We opened the application process back up for approval and the HOPE program application was received in addition to the original 3 applications. The committee included former Mayor Blazier, CeeGee McCord and Paul Montgomery. Once reviewed, the committee agreed to fund Learning Centers of KHRA and CASA at the original budget recommendation, with \$2500 each for Sons & Daughters of Douglass as well as HOPE. Beverly Perdue asked if the new applicants should be here to represent their request. Heather Cooked asked if that Sons & Daughters is no longer doing the college assistance. Staff answered that is correct. Mr. Haga noted that all applications were funded in part. John Moody asked if we will work more next year to get out the word on applications. Staff confirmed that the process will be advertised through more channels in the future. Both the Sons & Daughters and HOPE project are recommended for funding through the South Central Development Center versus public agency funds in future years. There being no further questions a motion was made by Hoyt Denton seconded by Mike McIntire to recommend the plan to the Board of Mayor and Alderman. The motion was approved 7-1 with, Beverly Perdue voting "no".

VII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

08-05 Receive a letter of resubdivision of the Cedar View Addition, Lot 6R on Gibson Mill Road.

08-06 Receive a letter of resubdivision of the Cedar View Addition, Lot 10R on Gibson Mill Road.

08-07 Receive a letter of resubdivision of the Hickory Hills Replat, on Ronald Drive.

08-08 Receive a letter of resubdivision of the Edinburgh Subdivision, Lot 71A on Edinburgh Channel Road.

08-09 Receive a letter of resubdivision of the Barker Subdivision Replat, on Edens View Road.

08-10 Receive a letter of resubdivision of the Cedar View Addition, Lot 11R on Gibson Mill Road.

08-11 Receive a letter of resubdivision of the Cedar View Addition, Lot 1 Block 3 on Gibson Mill Road.

08-12 Receive a letter of resubdivision of the Ridgefields, Lot 36 on Westwind Drive.

- 08-13** Receive a letter of resubdivision of Westmoreland Property, on Kendridge Street.
- 08-14** Receive a letter of resubdivision of the Rotherwood Lot 36 & 37 Replat, on Parham Place.
- 08-15** Receive a letter of resubdivision of the Crockett Property on John B. Dennis Highway.
- 08-16** Receive a letter of resubdivision of the Clark Property on John B. Dennis Highway.
- 08-17** Receive, for informational purposes only, the New Business Report for July 2014 from Lynn Tully.
- 08-18** Receive, for informational purposes only, the July 2014 report from the Building Division.

A reminder was given about the training class offered October 8th and if any would like to attend to please send Alison Harrison an email. There being no further business, a motion was made by Heather Cook and seconded by Mike McIntire to adjourn the meeting at approximately 7:40 pm. This motion passed unanimously, 8-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary