

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

Jimmy Walker Conference Room
201 W. Market Street, Kingsport, TN 37660

March 16, 2015

12:00 p.m.

Members Present

Buzzy Breeding
Hoyt Denton
Dr. Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Mark Selby
Dave Stauffer

Members Absent

Dennis Ward, Chairman
Dave Stauffer

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Curtis Montgomery
Jacob Grieb
Michael Thompson

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. There being no changes submitted the agenda will be set for the March 19, 2015 meeting. She then asked for any changes for the minutes of the regular meeting held February 19, 2015. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

03-01 Riverbend North B-4P Preliminary Zoning Development Plan – (15-102-00003)

The Planning Commission heard a presentation to consider preliminary zoning development plan approval in a B-4P zone for a new Dollar Tree Store. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item noting the B-4P zoning with plan updates are being heard by Planning Commission separately. The plan being heard has a slight difference from plan in the packet. Previous discussion included a need for access to lot 2 which is shown on the plan as an interparcel easement. The required buffer strip shown on the new plan includes tree preservation only vs. previous submittal of fence and tree buffer. Staff stated an on-site verification of tree screen as existing is requested. Staff noted that it looks

as if there can be credit for the existing hardwoods in place with proper protection measures. Planning Commission may require a 6' opaque fence and/or rows of evergreen screening. There was much discussion regarding the access to lot 2. The Cliffside area may appreciate more simply leaving the existing buffer since the buildings are set back so much. The question was asked if a landscape specialist can go look at this and give us an opinion regarding the buffer? There being no further discussion, no official action was taken.

03-02 Resubdivision of First Southeast Development- (15-201-00011)

The Planning Commission heard a presentation to consider preliminary plat approval for the resubdivision of the First Southeast Development. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the subdivision of 1.04 acres was for Bojangles' restaurant. He stated they need additional public utilities for sewer service. Otherwise the preliminary plat meets subdivision requirements contingent on the construction drawings. The existing Sewer line is at the south side of Riverbend Drive. There being no further discussion, no official action was taken.

03-03 Cleek Road Vacation/Surplus Request – (15-401-00002)

The Planning Commission is requested to consider recommending to the Kingsport Board of Mayor and Alderman that a portion of the former right-of-way for Cleek Road, located at the intersection of Cleek Road and Orebank Road, be vacated and officially designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10th Civil District of Sullivan County. Corey Shepherd presented the surplus request from the adjacent property owner for old roadbed and ROW that has been left due to reconstruction of Cleek Rd. Staff stated no future use is anticipated by other city departments for the property. The property must be declared surplus in order to sell to adjacent property owner. The roadbed has already been removed. Mark Selby asked if it is decided to go ahead and sell to requestor. Staff noted the new policy is that the property once surplussed will be open to the public for purchase. The current requirement is that if it has a more than \$5000 value that it be opened for public purchase. However in many cases the surplus property is adjoined by one owner. There being no further discussion, no official action was taken.

03-04 Rock Springs Road Vacation/Surplus Request – (15-401-00003)

The Planning Commission heard a request to recommend to the Kingsport Board of Mayor and Alderman that public right-of-way located along Rock Springs Road, at the intersection of Rock Springs Road and Moreland Drive, be officially vacated and designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented the item stating the request will accommodate an expansion of a warehousing facility. The request is from Danny Carr.

The roads have been recently reclassified by TDOT and the City to lower traffic classification and therefore some ROW could be relinquished. Staff recommended the request. Hoyt Denton stated that he has ownership in property behind the request. He stated that he was uncomfortable with change in the property at the entrance to his storage facility. It appears that the intent was to afford him the opportunity to purchase it separately and was not what was presented to him previously. There being no further discussion, no official action was taken.

03-05 Article IV, Zoning Text Amendment – (15-801-00002)

The Planning Commission heard a presentation to consider amending the sign portion of the City Zoning Code to prohibit lighting bordering windows and doors in P-1, TA/C, B-1, B-2, B-3, B-4P, M-1, M-1RM-2, M-X, CC and PVD zones. Ken Weems presented the item stating staff initiated the change to eliminate the string or row lighting outlining doors and windows. This seems to be a trend in the southeast on commercial buildings to include these type LED light strips. It is very inexpensive lighting. Staff spoke with sign companies and there have been few requests for them from signage perspective as business owners would typically buy and install themselves. Staff noted businesses may still have light strings and neon lights as accents. Neither Johnson City nor Bristol have any regulations on this. Based on visual clutter, distraction to drivers and potential for consideration as a sign staff recommends eliminating these types of lights. Mike McIntire stated you either do it now or wait until it's out of control. There being no further discussion, no official action was taken.

03-06 B-2 Zone Changes – (15-801-00003)

The Planning Commission heard a request to consider amending Chapter 114, Articles III, IV, and VI of Kingsport's Zoning Code to require that new development and redevelopment in downtown Kingsport be in harmony with the traditional character of downtown. Justin Steinmann presented the item stating the widest open zoning is the B-2 commercial zone. Is geographically limited to the downtown area. Some developments may be out of character to the downtown area. He stated the new updated prohibit single-family housing, animal boarding and car dealerships. Staff noted drive-throughs will have additional restrictions. The maximum setback will be established for 75% of the frontage. The design requirements include window requirements as well as some material requirements, concealing equipment, and sidewalk and streetscape requirements will be included if they are shown as a recommendation in a master plan. Staff noted it will allow a freestanding sign if you have an existing building which is currently set back from the road. Wall signage will be as is current with an additional free allowance for blade signs. There will be no commercial parking requirement with the exception of residential developments of 25 units or more. Staff noted parking lots must have screening if adjacent to public streets. This is the first of some newer ordinances which may be determined by

the results of the Downtown Masterplan. The proposal has been vetted through DKA and other downtown property owners. There being no further discussion, no official action was taken.

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

No speakers present for public comment.

OTHER BUSINESS

03-07 Receive a letter of resubdivision of the Reedy Creek Terrace, on N. Eastman Road.

03-08 Receive a letter of resubdivision of the Gateway Park Property, on Commerce Park Place.

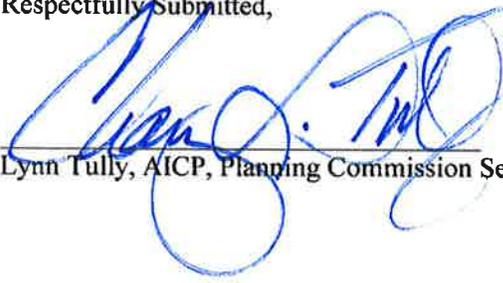
03-09 Receive a letter of the final subdivision plat for Edinburgh Pase 5 major subdivision, on Calton Hill.

03-10 Receive, for informational purposes only, the January 2015 report from the Building Division.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:15 pm.

Respectfully Submitted,



Lynn Tully, AICP, Planning Commission Secretary