**MINUTES OF THE SPECIAL CALLED WORK SESSION OF THE**

**KINGSPORT REGIONAL PLANNING COMMISSION**

Jimmy Walker Conference Room – Improvement Building
201 West Market Street, Kingsport, TN 37660

October 3, 2016 12:00 noon

**Members Present** **Members Absent**

Sam Booher, Chairman Mark Selby

Mike McIntire John Moody

Pat Breeding

Sharon Duncan

Beverley Perdue

Phil Rickman

Staff Present Visitor’s

Lynn Tully, AICP Danny Karst

Ken Weems, AICP John Rose

Jessica Harmon

Jacob Grieb

Steve Robbins

At 12:00 p.m., Chairman Sam Booher welcomed all attendees and called the meeting to order. Secretary Ken Weems identified the sole item on the agenda, a discussion about a new street cross sections for the South Edinburgh development.

**NEW BUSINESS**

**09-01**  **New Street Cross Section Proposal South Edinburgh**

Mr. Danny Karst introduced the topic of deviating from approved street cross sections for residential and lane street classifications. Mr. Karst stated that his proposed street cross sections would assist the development in processing stormwater. Mr. Steve Robbins commented that the new stormwater ordinance, which still needs to be approved by the BMA, requires the first inch of rain to be contained within the development site. Mr. Robbins commented that he and other staff members had reviewed the proposed cross sections and that they would enhance stormwater quality. Mike McIntire asked if the ditches shown on the cross sections would be mowable. Mr. Robbins stated that they would be mowable, as a 3:1 slope is the maximum for safe mowing. Mike McIntire inquired about the long term maintenance of the proposed cross sections. Mr. Robbins stated that the ditches would require future maintenance, just as the standard curb and gutter configuration does now. Pat Breeding inquired as to whether maintenance of the ditches would be required of the homeowners per the covenants of the development. Mr. Karst stated that they were already planning to add the upkeep of the ditch requirement to the covenants. Mike McIntire inquired about the lack of sidewalks on the cross sections. Mr. Weems noted that in the PD zoning district the developer has the option of providing traditional sidewalks or a mobility path to serve the development. Mr. Karst noted that he plans to provide a mobility path constructed of stone, similar to the one recently constructed at the Riverwatch development and the one that has been in place for years at the Edinburgh development. Mr. Karst further described his research on ADA accessibility and how his proposal meets ADA requirements. Beverley Perdue requested specifics of the mobility path construction. John Rose stated that the composition of the mobility path would be 3/8” stone and crusher run, compacted. Mr. Rose further stated that one of his goals is to offer the development at a lower price point and that their proposal would be less expensive to build that the current standards. Chairman Booher stated that if done property, the mobility path could be very attractive. Mike McIntire asked if the mobility path would last as long as asphalt. John Rose answered that they would have to add more stone over time, similar to the way that they do with the Edinburgh nature trail. Pat Breeding noted that the proposed street cross sections have a potential to lessen the need of a detention pond. Steve Robbins stated that the use of ditches as opposed to curb/gutter can eliminate up to half of suspended solids. Mr. Breeding stated that anytime lessening of stormwater can happen it is a positive thing. Mr. Karst, in closing, noted that another benefit of the mobility path as compared to sidewalks is that he can more easily create a loop for pedestrians, which he views as more desirable for walkers. No official action was taken.

There being no additional public comment or further business, the meeting was adjourned at approximately 12:53 p.m.

Respectfully Submitted,

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Ken Weems, AICP Planning Commission Secretary