KINGSPORT REGIONAL PLANNING COMMISSION

TENTATIVE AGENDA

City Hall – Boardroom

415 Broad Street

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

August 19, 2021 5:30 p.m.

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON JULY 19, 2021 AND THE REGULAR MEETING ON JULY 22, 2021.

IV. CONSENT AGENDA Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

08-01 Cash Bond Extension for Cherokee Bend Ph II – (21-103-00004)
The Kingsport Regional Planning Commission is requested to extend the $819 cash bond for Cherokee Bend Ph II. The property is located in the 11th Civil District of Sullivan County. (Garland)

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

08-02 South Eastman Road (County Rezoning) – (21-101-00002)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission to approve the rezoning. The property is located in the 13th Civil District of Sullivan County. (Garland)

08-03 Shadowtown Road 2021 (City Rezoning) - (21-80182)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the rezoning. The property is located in the 7th Civil District of Sullivan County. (Weems)

VII. OTHER BUSINESS

08-04 Kingsport MPO Presentation: Work session only: Receive presentation from the Kingsport MPO Office in regard to transportation projects occurring throughout the Kingsport area.

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

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

Kingsport City Hall, Council Room
225 West Center Street, Kingsport, TN 37660

July 19, 2021 12:00 noon

Members Present
Sam Booher, Chairman
James Phillips
Pat Breeding
Sharon Duncan
Travis Patterson
Phil Rickman
Brad Blackwell
Paula Stauffer

Members Absent
John Moody

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Rowe
Bart Rowlett

Visitors
none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the June 2021 work session or regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

07-01 Lakeway Christian Schools Annexation – (21-301-00002)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the annexation, zoning, and plan of services for the Lakeway Christian Schools annexation. The property is located in the 14th Civil District of Sullivan County. Staff stated that the annexation applicant desired to pull this item from the agenda. Staff recommended an agenda amendment to release the item during the regular meeting. No official action was taken.

07-02 Construction Materials Zoning Text Amendment (21-801-00001)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the text amendment. The impacted property is located inside the Gateway District Overlay and B-2/ B-2E zones of the City of Kingsport. THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE

RESTRICTED IN THE CONSTRUCTION OF BUILDINGS. Staff stated that the new PC 332 will become effective on Sep 1, 2021. This new state law prohibits local governments from prohibiting certain construction materials. Additionally, any construction materials that were previously banned now must have a waiver process. Staff stated that the new state law will impact both the Gateway District Overlay and also the B-2/ B-2E zones in the Central Business District. Staff noted that the commercial districts in Gateway currently have construction materials that are deemed as unacceptable. Staff stated that the zoning text has been reworded to now describe these same materials as in need of a waiver granted by the Gateway Review Commission. Additionally, the Gateway ordinance calls for no exposed concrete block walls unless they are fluted or split-faced. Staff stated that with the reworded zoning text, that exposed concrete block walls are now allowable for a waiver. Staff noted that waiver approval criteria consists of the proposed building design, property conditions associated with the proposal, and the character of adjacent properties. Last, staff stated that both the B-2 and B-2E zones currently contain prohibited construction materials. Staff noted that the prohibited items are proposed to be eliminated, with amended language added that requires a waiver for any deviation from the items listed as acceptable to use. No official action was taken.

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

VIII. OTHER BUSINESS

07-03 Discussion of Multiple Principal Structures per Parcel (Single Family) in a PD zone. Staff agreed to further discuss the issue of multiple principal structures in PD zones during the regular meeting. No official action was taken.

07-04 PC Officer Elections. Staff announced that the election of officers would take place during the regular meeting. No official action was taken.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:50 p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

MINUTES OF THE REGULAR MEETING OF THE

KINGSPORT REGIONAL PLANNING COMMISSION

City Hall
225 West Center Street, Kingsport, TN 37660

July 22, 2021 5:30 p.m.

Members Present
Sam Booher, Chairman
James Phillips
Pat Breeding
Travis Patterson
Phil Rickman
Brad Blackwell
Paula Stauffer

Members Absent
John Moody
Sharon Duncan

Staff Present
Ken Weems, AICP
Savannah Garland
Elizabeth Rowe
Bart Rowlett

Visitors
none

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the commissioners and staff, and summarized the meeting procedures. The Chairman stated that the agenda needed to be amended to remove item 07-01 at the applicant's request. A motion was made by James Phillips, seconded by Phil Rickman, to approve the amended agenda. The motion was approved unanimously, 7-0. The Chairman asked for approval of the minutes of the work session held on June 14, 2021 and the regular meeting held on June 17, 2021. A motion was made by Pat Breeding, seconded by James Phillips, to approve the minutes for the June 14, 2021 work session and the June 17, 2021 regular meeting as presented. The motion was approved unanimously, 7-0.

IV. CONSENT AGENDA

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

07-01 Lakeway Christian Schools Annexation – (21-301-00002)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the annexation, zoning, and plan of services for the Lakeway Christian Schools annexation. The property is located in the 14th Civil District of Sullivan County. This item was removed from consideration as requested by the applicant.

07-02 Construction Materials Zoning Text Amendment (21-801-00001)
The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to approve the text amendment. The impacted property is located inside the Gateway District Overlay and B-2/ B-2E zones of the City of

Kingsport. THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS. Staff stated that the new PC 332 will become effective on Sep 1, 2021. This new state law prohibits local governments from prohibiting certain construction materials. Additionally, any construction materials that were previously banned now must have a waiver process. Staff stated that the new state law will impact both the Gateway District Overlay and also the B-2/ B-2E zones in the Central Business District. Staff noted that the commercial districts in Gateway currently have construction materials that are deemed as unacceptable. Staff stated that the zoning text has been reworded to now describe these same materials as in need of a waiver granted by the Gateway Review Commission. Additionally, the Gateway ordinance calls for no exposed concrete block walls unless they are fluted or split-faced. Staff stated that with the reworded zoning text, that exposed concrete block walls are now allowable for a waiver. Staff noted that waiver approval criteria consists of the proposed building design, property conditions associated with the proposal, and the character of adjacent properties. Last, staff stated that both the B-2 and B-2E zones currently contain prohibited construction materials. Staff noted that the prohibited items are proposed to be eliminated, with amended language added that requires a waiver for any deviation from the items listed as acceptable to use. Staff stated that the Gateway Review Commission has reviewed and approved the wording of the text amendment proposal. A motion was made by Pat Breeding, seconded by Phil Rickman, to send a positive recommendation in support of approving the text amendment to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.

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

VIII. OTHER BUSINESS

07-03 Discussion of Multiple Principal Structures per Parcel (Single Family) in a PD zone. Staff briefly discussed the issues surrounding multiple principal structures in the PD zone.

07-04 PC Officer Elections. A motion was made by James Phillips to elect Sam Booher as Chairman and Pat Breeding as Vice Chairman. The motion was seconded by Phil Rickman. The motion passed unanimously, 5-0-2 with Sam Booher and Pat Breeding recusing themselves from the vote.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:05p.m.

Respectfully Submitted,

_____

Ken Weems, AICP, Planning Commission Secretary

KINGSPORT
TENNESSEE
Development Services

MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: AUGUST 3, 2021

SUBJECT: IRREVOCABLE LETTER OF CREDIT FOR CHEROKEE BEND PHASE II

FILE NUMBER: 2021-103-00004

The City Engineering Division has calculated an estimate to cover the cost of the required improvements to meet the Minimum Subdivision Regulations for the Final Plat of Cherokee Bend Phase II. The estimate is for the amount of $819.00. A cash deposit from the developer has been made to the City for the amount matching that estimate. The remaining improvements include 6" concrete sidewalk 5'-6" wide.

This cash deposit guarantee of improvements will have an expiration date of September 17, 2022.

Staff recommends approval of the acceptance of the cash deposit guarantee of improvements in the amount of $819.00, as calculated by the City Engineering Division, to cover all remaining improvements.

ENGINEERS ESTIMATE
Cherokee Bend Phase 2

FILE NO. 2018-D17

July 23, 2021

ITEM NO	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalk					
1	20	LF	6" Concrete Sidewalk (5'-6" wide)	$ 7.45	$ 819.00
				TOTAL	$ 819.00

David Harris
Civil Engineer I
City of Kingsport

July 23, 2021
Date

KINGSPORT
TENNESSEE

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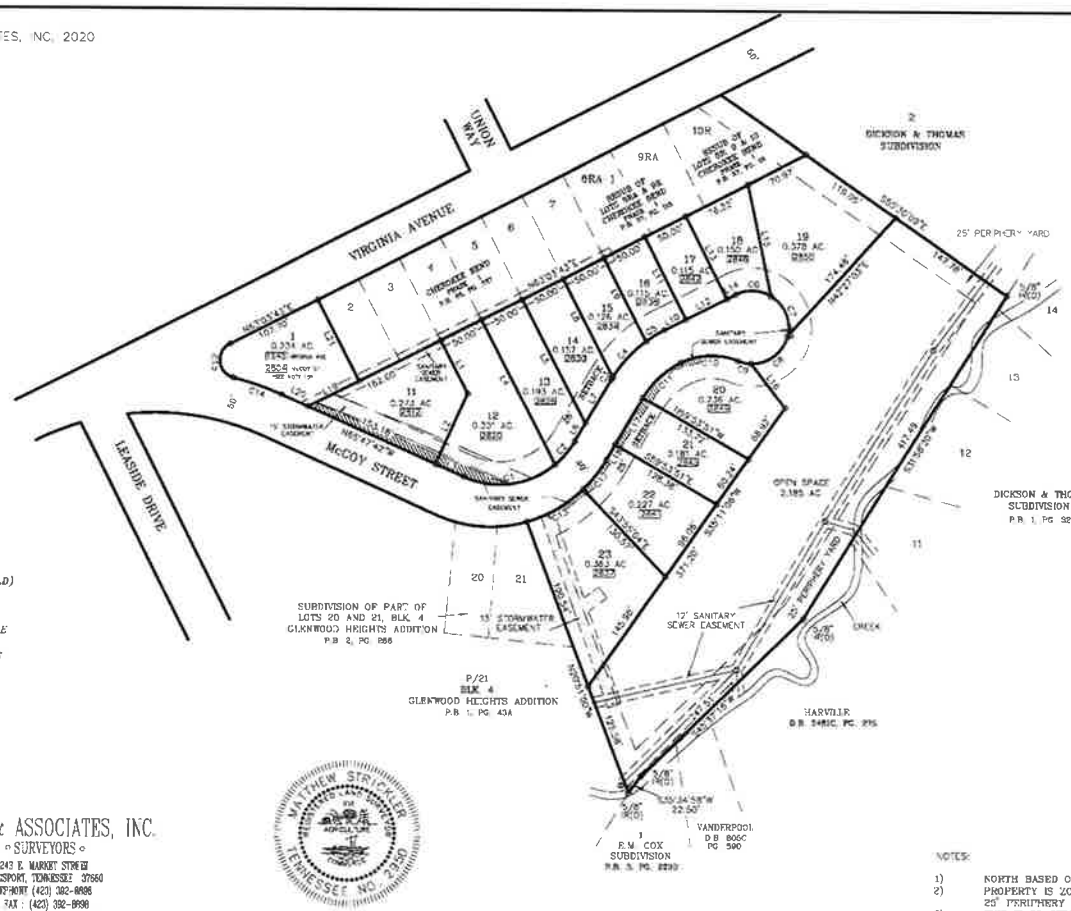


LOCATION MAP
N.T.S.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	
C1	95.34'	106.24'	N82°10'32"E	100.81'
C2	95.34'	33.20'	N40°07'24"E	33.06'
C3	140.00'	3.35'	N39°41'21"E	3.35'
C4	140.00'	53.74'	N42°28'23"E	53.41'
C5	140.00'	23.47'	N55°15'54"E	23.41'
C6	40.00'	40.23'	S87°44'00"E	38.92'
C7	40.00'	50.38'	S72°24'10"E	47.11'
C8	40.00'	58.01'	S32°18'46"W	53.00'
C9	40.00'	14.64'	N78°18'10"W	14.55'
C10	75.00'	64.53'	S87°42'33"W	62.55'
C11	100.00'	57.53'	S44°34'58"W	56.74'
C12	146.19'	40.77'	S38°05'32"W	40.64'
C13	146.19'	71.50'	S60°06'40"W	70.79'
C14	337.93'	58.17'	N70°53'13"W	58.09'
C15	20.00'	48.30'	N06°57'34"W	37.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S76°04'17"E	65.71'
L2	S26°12'18"W	85.40'
L3	N85°47'42"W	33.87'
L4	S26°50'17"E	178.67'
L5	S26°56'17"E	153.11'
L6	S33°06'09"W	23.28'
L7	S33°06'09"W	36.21'
L8	S26°56'17"E	132.74'
L9	S26°56'17"E	101.98'
L10	S87°01'43"W	26.47'
L11	S26°56'17"E	100.00'
L12	S43°03'43"W	50.00'
L13	S76°56'17"E	100.00'
L14	S63°03'43"W	10.51'
L15	S12°02'38"E	123.15'
L16	S37°05'36"E	61.74'
L17	N32°04'19"E	50.00'
L18	S32°05'29"W	19.49'
L19	S63°03'43"W	52.80'
L20	S65°47'42"E	31.40'
L21	S26°56'17"E	100.00'

LEGEND

IR(O)	*IRON ROD(OLD)*
D.B.	*DEED BOOK*
P.B.	*PLAT BOOK*
PG	*PAGE*
N.T.S.	*NOT TO SCALE*
AC	*ACRES*
123	*911 ADDRESS*

ALLEY & ASSOCIATES, INC.
SURVEYORS
243 E. MARKET STREET
KINGSPORT, TENNESSEE 37660
TELEPHONE (423) 392-8086
FAX: (423) 392-8098
E-MAIL: mstrickler@alleyassociates.com

MATTHEW STRICKLER
TENNESSEE LAND SURVEYOR
NO. 2350

NOTES:

1) NORTH BASED ON S31°58'20"W AS SHOWN IN PLAT BOOK 39, PAGE 16
2) PROPERTY IS ZONED PD
25' PERIPHERY YARD SETBACK ALONG THE OUTER BOUNDARY.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAPS 47183C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) JOB NO. 18-11104
5) ACAD FILE 18-11104 BEGLEY.DWG
6) TAX MAP 82A "M" PART OF PARCEL 23
7) DEED REFERENCES: D.B. 2399C, PG. 708
8) I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.
9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
10) LOT 1, PHASE 1 IS ADDED TO THIS PLAT TO ELIMINATE A 15' STORM WATER EASEMENT NO LONGER NEEDED

LOTS 1, PHASE 1 &

CHEROKEE BEND PHASE 2

KINGSPORT REGIONAL PLANNING COMMISSION

TOTAL ACRES 5.234 TOTAL LOTS 14
ACRES NEW ROAD 0.402 MILES NEW ROAD 0.085
OWNER SC-OOL HOLDS, LLC, et al CIVIL DISTRICT 11TH
SURVEYOR ALLEY & ASSOCIATES, INC. CLOSURE ERROR 1:10,000
SCALE 1"=80'

Kingsport Regional Planning Commission

Rezoning Report **File Number 21-101-00002**

South Eastman Road (County Rezoning)

Property Information			
Address	1001 South Eastman Road		
Tax Map, Group, Parcel	Map 076B, A, Parcel 039.00		
Civil District	13		
Overlay District	n/a		
Land Use Designation	Industrial		
Acres	.24 +/-		
Existing Use	Residential	**Existing Zoning**	R-1 (County)
Proposed Use	Administration offices	**Proposed Zoning**	M-2 (County)

Owner /Applicant Information

Name: Richard Rouse

Address: 19569 Stone Mountain Road

City: Abingdon

State: VA **Zip Code: 24210**

Phone: (276)-356-1510

Intent: ***To rezone from R-1 to M-2 for the purpose of selling to the corporation across the road for administration offices.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:

- *The zoning change is compatible with the surrounding M-2 zoning*
- *The zoning change will provide appropriate transition following the Future Land Use Plan*

Staff Field Notes and General Comments:

The zoning area consists of a .24 acre lot. A rezoning to M-2, in staff's opinion, is the most appropriate use for the property.

Planner:	Savannah Garland	Date:	July 20, 2021
Planning Commission Action		**Meeting Date:**	**August 19, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on August 19, 2021

PROPERTY INFORMATION	
ADDRESS	1001 South Eastman Road
DISTRICT	13
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1 (County)
PROPOSED ZONING	M-2 (County)
ACRES	.24 +/-
EXISTING USE	Residential
PROPOSED USE	Administration Offices

INTENT

To rezone from R-1 to M-2 for the purpose of selling to the Corporation across the road to use for administration offices.

Site Map

7/22/2021, 9:53:44 AM

1:9,028

0 0.075 0.15 0.3 mi

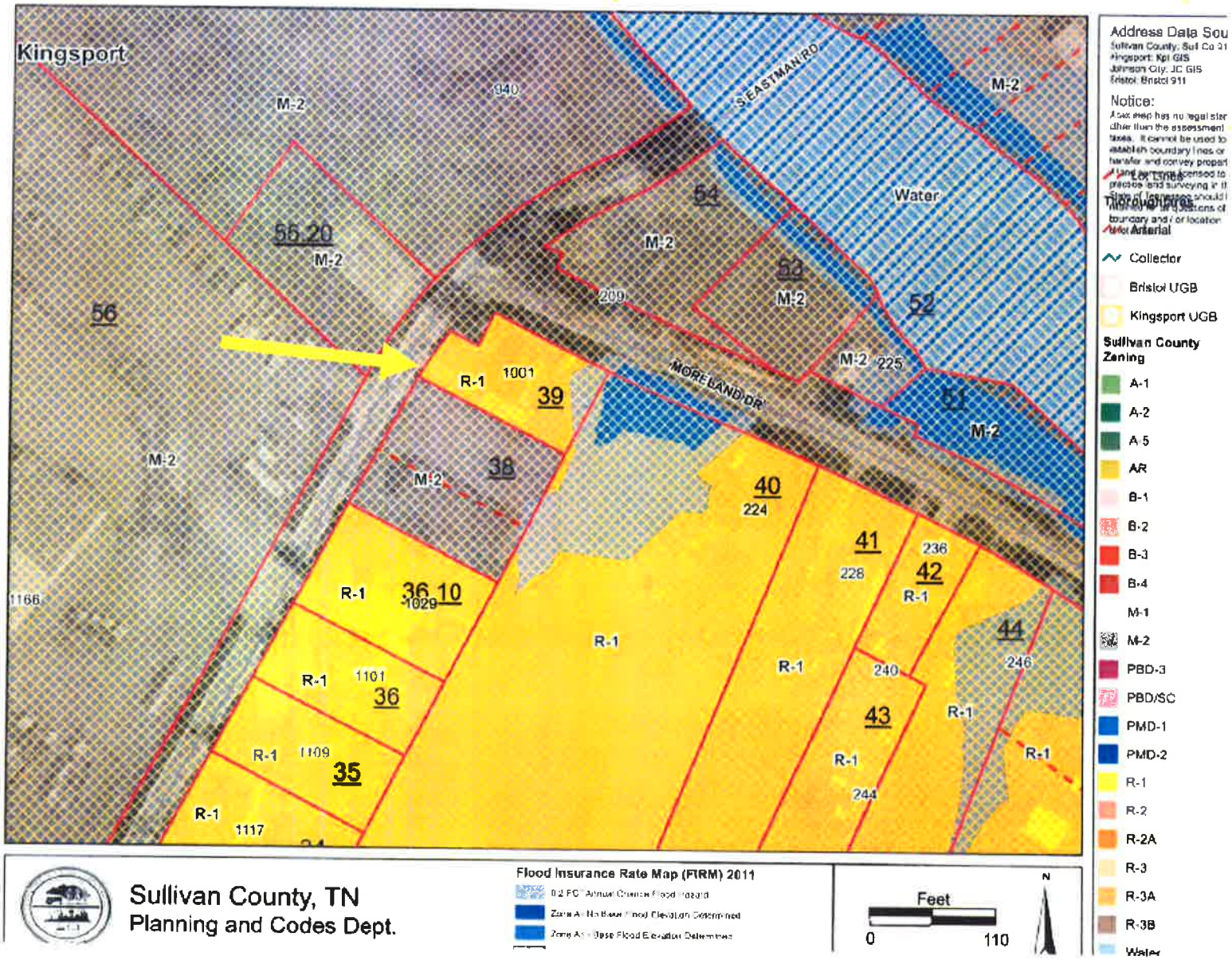
0 0.1 0.2 0.4 km

Washington County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Web AppBuilder for ArcGIS

Surrounding Zoning Map (Sullivan County Zoning)

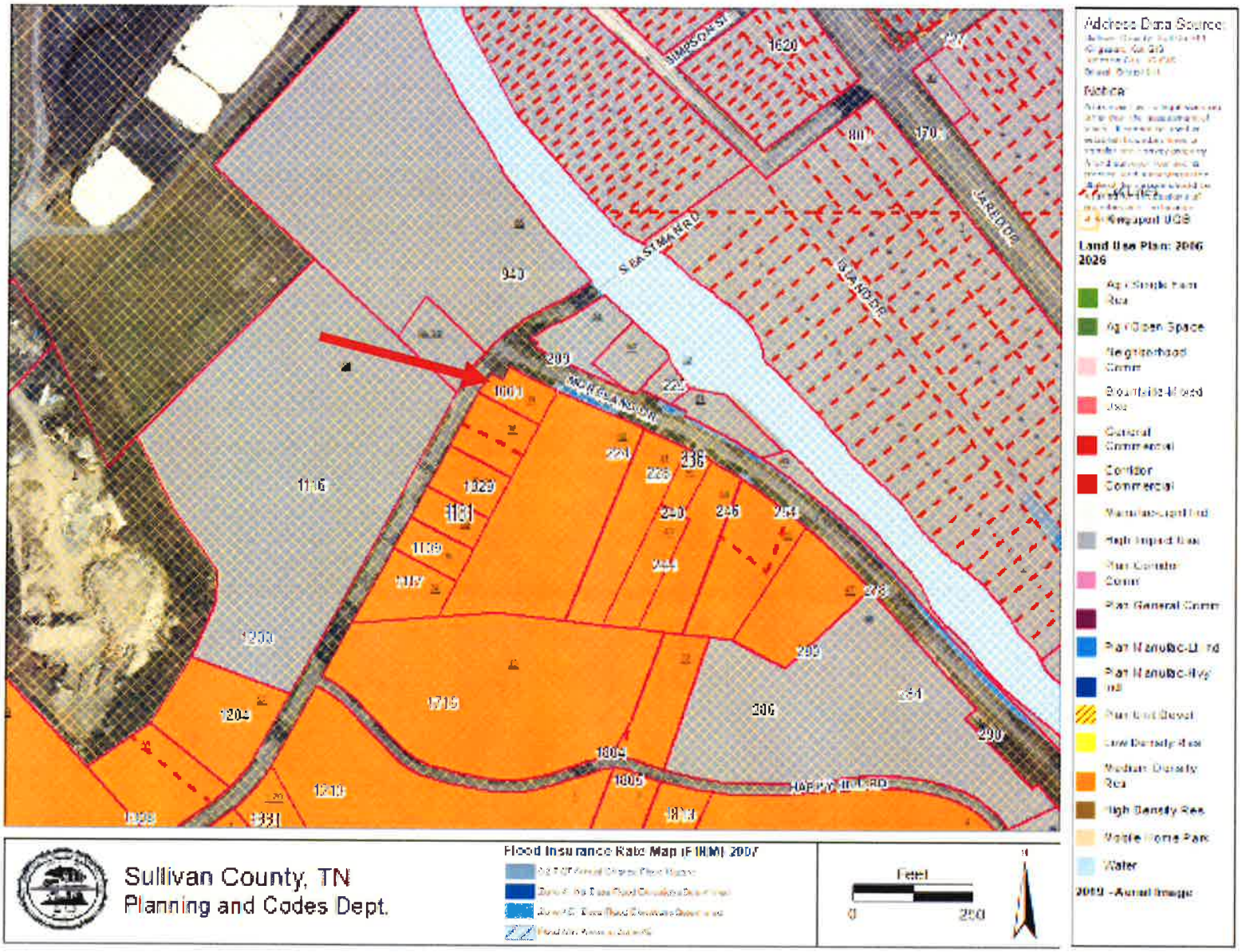


Future Land Use – City
Indrustrial

Future Land Use Plan

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on August 19, 2021

Future Land Use – County
Medium Density Residential



Aerial

7/22/2021, 10:30:05 AM

Kpt 911 Address
Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km

Web AppBuilder for Arc

Rezoning Area

Rear of property

Across the street from the rezoning area

Rezoning area is on the corner of Moreland Dr. and S. Eastman Rd.

Abutting property on the right side

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?** The proposal is already surrounded by M-2 zoning and it will permit a use that is suitable for the Future Land Use development.

2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposal will not impact adjacent property adversely.

3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The current and proposed zones offer reasonable economic use for the subject property.

4. **Whether the proposal is in conformity with the policies and intent of the land use plan? ?** Both the City and County land use plans address the rezoning site as appropriate for M-2 (general manufacturing).

   Proposed use: General manufacturing - Administrative building

   The Future Land Use Plan Map recommends county: medium density residential; city: industrial

5. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned M-2.

6. **Whether the present district boundaries are illogically drawn in relation to existing conditions?** The present district boundaries are logically for a general manufacture use.

7. **Whether the change will create an isolated district unrelated to similar districts:** The proposed M-2 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to M-2. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

Kingsport Regional Planning Commission

Rezoning Report **File Number 21-0182**

Shadowtown Road 2021 Rezoning

Property Information			
Address	354 Shadowtown Road		
Tax Map, Group, Parcel	064, a Portion of Parcel 138		
Civil District	7		
Overlay District	n/a		
Land Use Designation	Retail/ Commercial		
Acres	10.025 +/-		
Existing Use	Vacant commercial space	**Existing Zoning**	B-3
Proposed Use	152-unit apartment complex	**Proposed Zoning**	R-4

Owner /Applicant Information

Name: David Bernstein

Address: 10800 Biscayne Blvd

City: Miami

State: FL **Zip Code: 33161**

Phone: (917) 992-5292

Intent: ***To rezone from B-3 (Highway Oriented Business District) to R-4 (Medium Density Apartment District) to accommodate a 152-unit apartment complex.***

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to the Kingsport Board of Mayor and Aldermen for the following reasons:

The proposal is appropriate for the area with an existing adjacent commercial site and convenient access to Interstate 81.

Staff Field Notes and General Comments:

The rezoning site is part of an area that was rezoned to B-3 in early 2021 for the purpose of using the existing commercial building for indoor climate-controlled storage and commercial units more compatible with the B-3 zone. The proposed rezoning came about due to the remaining tenants leaving the existing commercial suites and interest from a developer to locate apartments on the site.

The existing businesses along Carolina Pottery Dr. consist of a McDonald's, a gas station, a motorcycle shop, and a church. The climate controlled indoor storage use is planned for the right side of the existing building (the former location of Carolina Pottery), while the west side of the structure will be razed to make space for the apartment complex.

Planner:	Ken Weems	Date:	August 3, 2021
Planning Commission Action		**Meeting Date:**	**August 19, 2021**
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Prepared by Kingsport Planning Department for the
Kingsport Regional Planning Commission Meeting on August 19, 2021

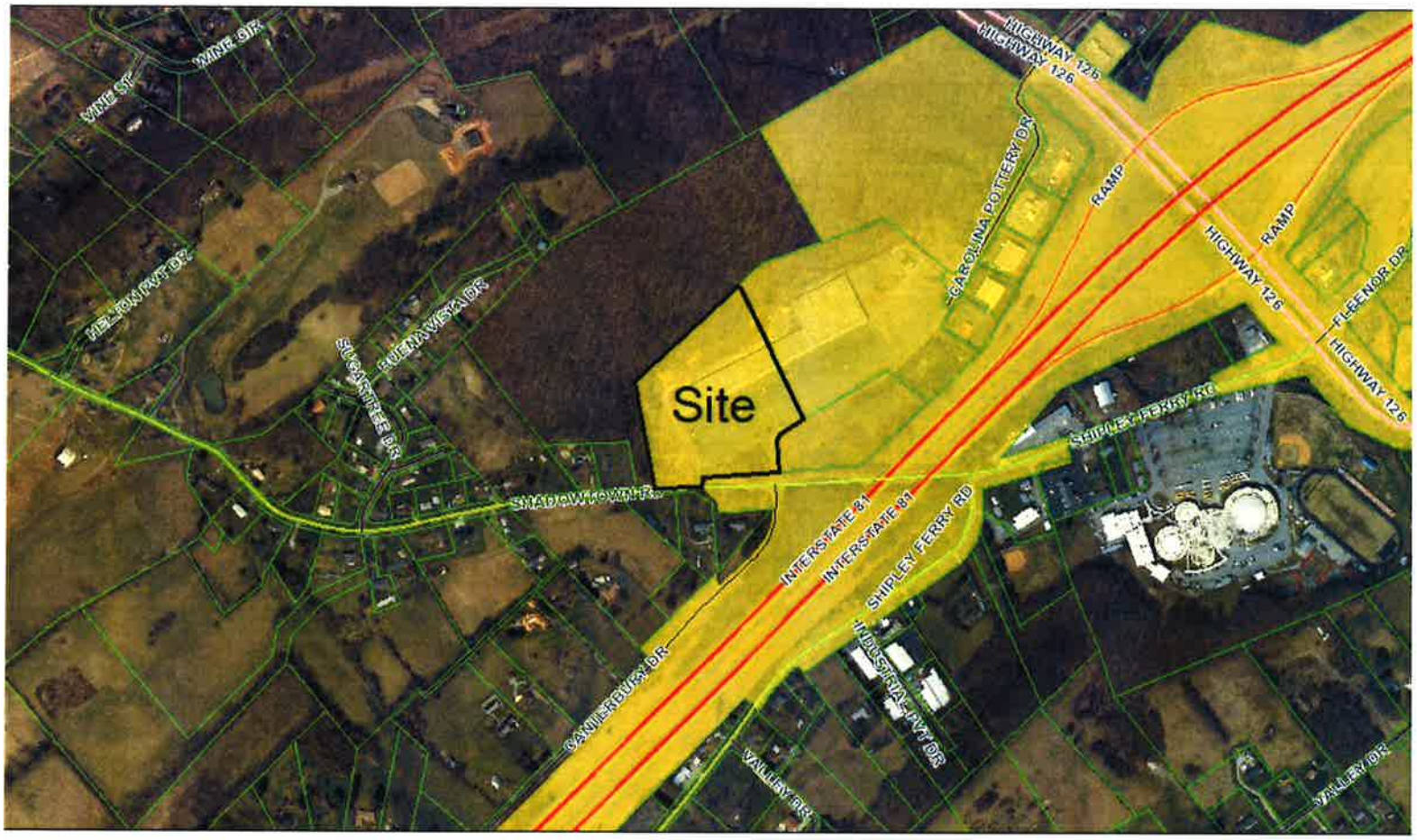
PROPERTY INFORMATION	
ADDRESS	354 Shadowtown Road
DISTRICT	7
OVERLAY DISTRICT	n/a
EXISTING ZONING	B-3
PROPOSED ZONING	R-4
ACRES	10.025 +/-
EXISTING USE	vacant commercial retail suites in the existing building
PROPOSED USE	152-unit apartment complex

INTENT

To rezone from B-3 (Highway Oriented Business District) to R-4 (Medium Density Apartment District) to accommodate a 152-unit apartment complex.

Vicinity Map

ArcGIS Web Map



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Washington County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Web AppBuilder for ArcG

Surrounding Zoning Map

ArcGIS Web Map

9/2021, 3:07:42 PM

1:4,514

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0 0.06 0.1 0.2 km

Kpt 911 Address

ashington County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Web AppBuilder for ArcGI

Future Land Use Plan 2030
Designation: Retail/ Commercial

ArcGIS Web Map

8/9/2021, 3:09:20 PM

1:4,514

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0 0.05 0.1 0.2 km

- Kpt 911 Address

Washington County Parcels
- Lake_Pond
- Parcel_Conflict
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- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Web AppBuilder for ArcGIS

Aerial

ArcGIS Web Map

8/9/2021, 3:19:15 PM

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

- Kpt 911 Address

Washington County Parcels
- Lake_Pond
- Parcel_Conflict
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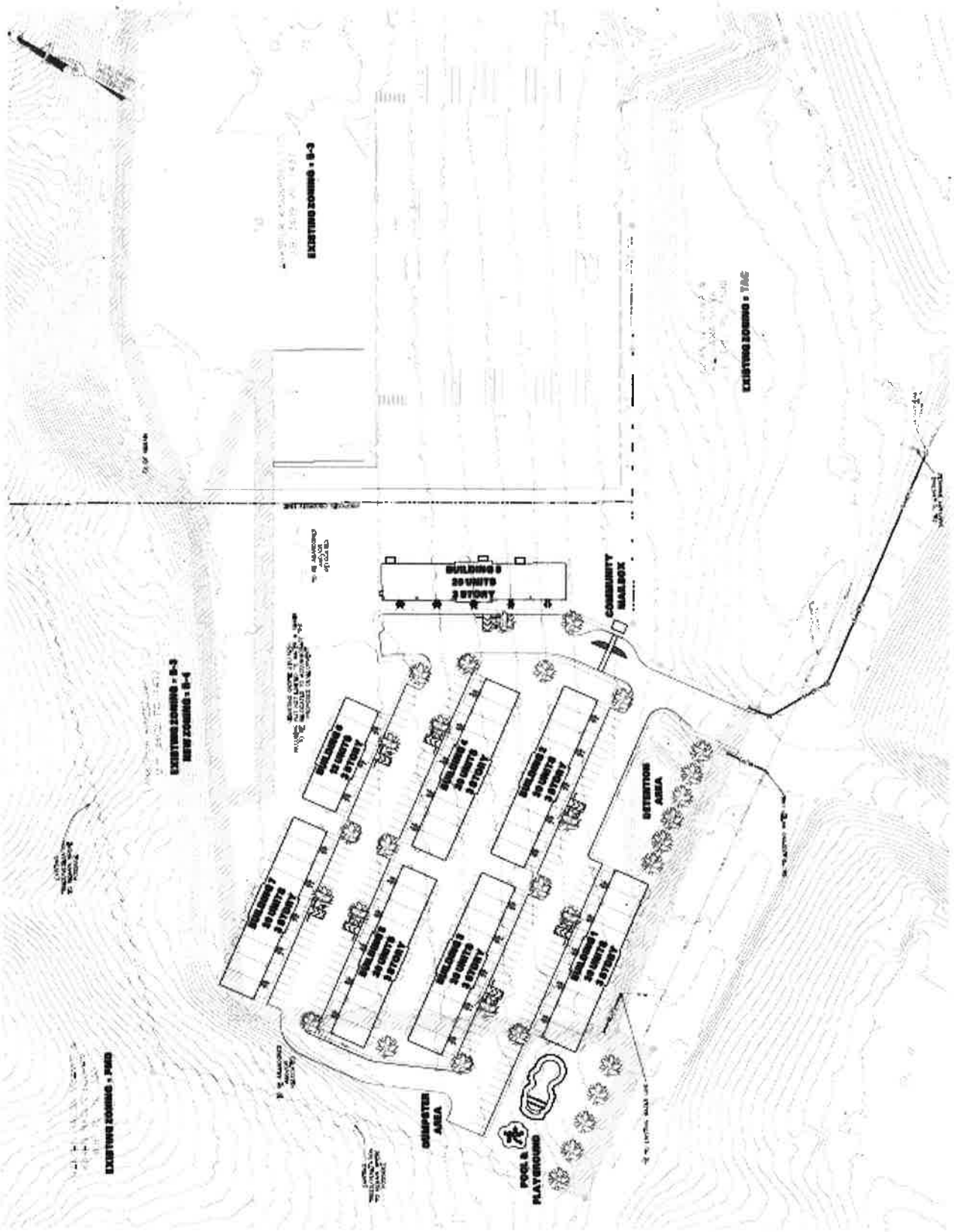
Sullivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW

Web AppBuilder for ArcGIS

Site Plan


EXISTING ZONING : R-3
EXISTING ZONING : R-3
NEW ZONING : R-4
EXISTING ZONING : PMD
BUILDING 5
20 UNITS
2 STORY
COMMUNITY
MAILBOX
BUILDING 6
20 UNITS
2 STORY
BUILDING 7
20 UNITS
2 STORY
BUILDING 8
20 UNITS
2 STORY
BUILDING 9
20 UNITS
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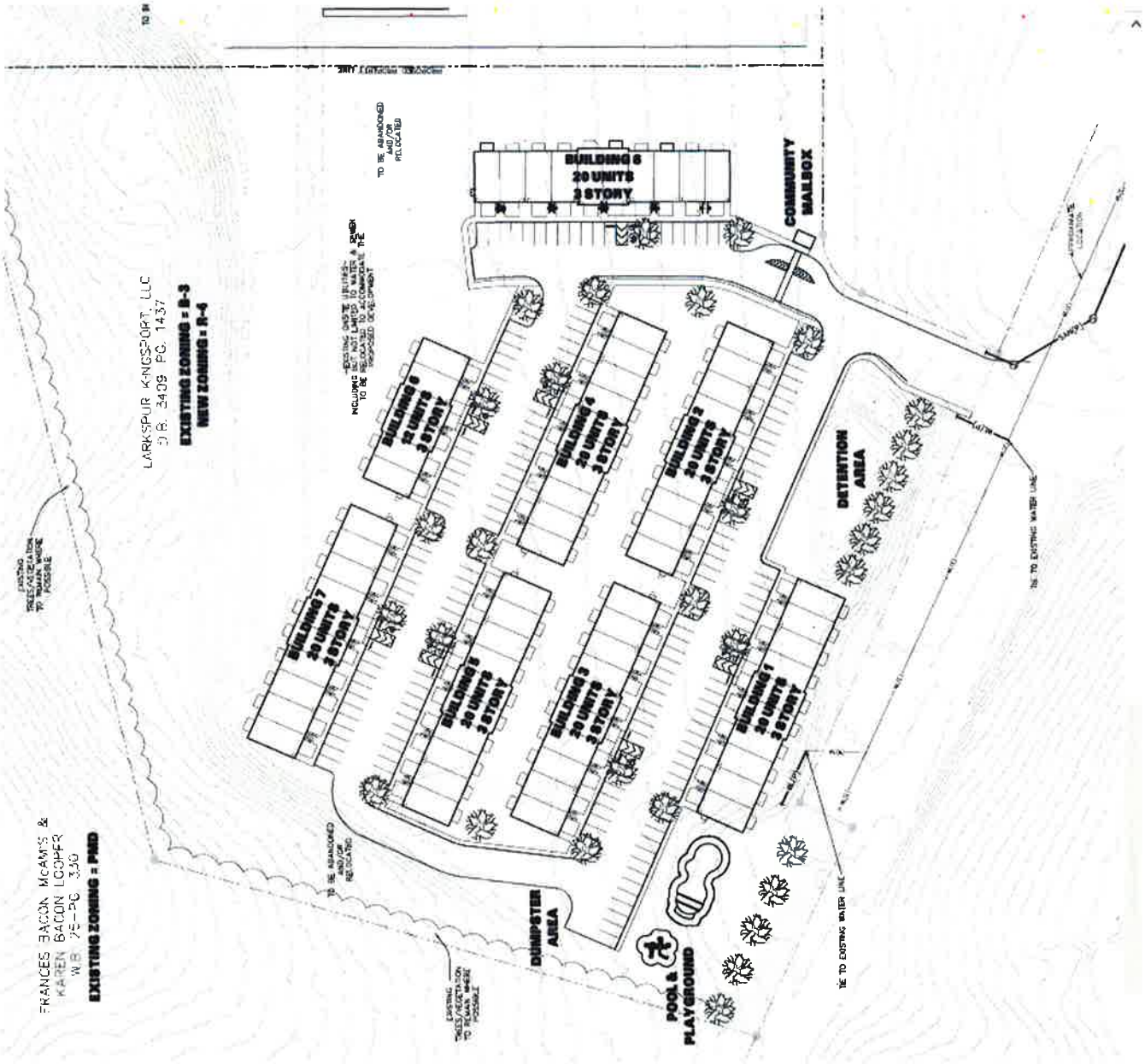
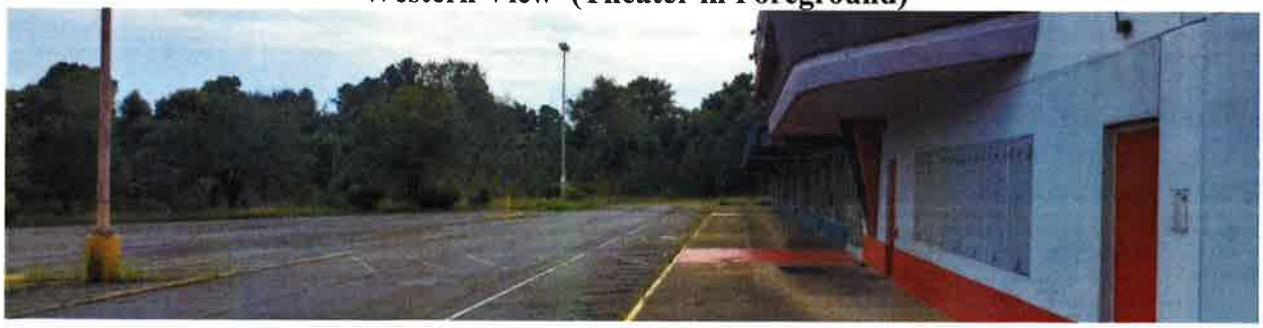
BUILDING 10
20 UNITS
2 STORY
BUILDING 11
20 UNITS
2 STORY
BUILDING 12
20 UNITS
2 STORY
DETENTION
AREA
DUMPSTER
AREA
POOL &
PLAYGROUND



Western View (Theater in Foreground)



Eastern View (Toward Commercial Along Carolina Pottery Dr)

Northern View

Portion of Existing Commercial Building to be Razed

Rear of Commercial Building to be Razed

Existing Uses Location Map

ArcGIS Web Map

8/9/2021, 3:21:46 PM

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Kpt 911 Address

Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Web AppBuilder for ArcGIS

Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Use	History Zoning Action Variance Action
North, East, Northwest	1	Zone: County R-1 Use: vacant	n/a
Further North and Northwest	2	Zone: County R-1 Use: low density single family	n/a

East	3	Zone: City TA/C Use: church	Converted to the TA/C zone in 2014
Further East	4	Zone: City TA/C Use: gas station	Converted to the TA/C zone in 2014
Southeast and South	5	Zone: County R-1 Use: Sullivan Central	n/a
Further South	6	Zone: City TA/C Use: vacant	Converted to the TA/C zone in 2014
West	7	Zone: County R-1 Use: single family	n/a

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Board of Mayor and Aldermen to rezone from B-3 to R-4. The proposed R-4 zone will permit land use intensity similar to the potential of the existing B-3 zone and use.