

# KINGSPORT REGIONAL PLANNING COMMISSION

## TENTATIVE AGENDA

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.

November 15, 2018

5:30 p.m.

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF THE MINUTES OF THE WORK SESSION HELD ON OCTOBER 15, 2018 AND THE REGULAR MEETING HELD ON OCTOBER 18, 2018.**

### **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.

#### **11-01 Surplus Request, Cleek Road Vicinity – (18-401-00006)**

The Kingsport Regional Planning Commission is requested to consider declaring a portion of recently vacated right-of-way along Cleek Road as surplus property. The property is located inside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. (Harmon)

### **V. UNFINISHED BUSINESS**

None

### **VI. NEW BUSINESS**

#### **11-02 Surplus Request, E Stone Drive Vicinity – (18-401-00007)**

The Kingsport Regional Planning Commission is requested to consider declaring a portion of the property located off East Stone Drive as surplus property. The property is located outside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. (Woods)

#### **11-03 Accessory Uses Zoning Text Amendment– (18-801-00005)**

The Kingsport Regional Planning Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen to amend Chapter 114, Section 114-133 of Kingsport's Zoning Code to allow detached garages, carports, and swimming pools in side yards under certain conditions. (Weems)

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

**VIII. OTHER BUSINESS**

- 11-04** Receive a letter to certify the Minimum Standards for Subdivision Development of the Replat of the FH Guinn Addition Lots 1-4 located on Forrest View Road.
- 11-05** Receive a letter to certify the Minimum Standards for Subdivision Development of the Replat of the Resubdivision of Lot 1 the Andrew M Brooks Property located on Center Street.
- 11-06** Receive a letter to certify Minimum Standards for Subdivision Development of the Desubdivision of Lot 2C and 2D of the Taylor Properties located on Jack White Drive.
- 11-07** Receive a letter to certify Minimum Standards for Subdivision Development of the Resubdivision of lots 7, 8, 19, & 20 Block 24 Ridgefields Subdivision.
- 11-08** Receive a letter to certify Minimum Standards for Subdivision Development of the Edinburgh Phase 11 Subdivision located on Murrayfield Way.
- 11-09** Receive, for informational purposes only, the October 2018 Building Department report.

**IX. ADJOURNMENT**

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

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

October 15, 2018

12:00 noon

**Members Present**

Sam Booher, Chairman  
Sharon Duncan  
John Moody  
Beverley Perdue  
Mark Selby

**Members Absent**

Phil Rickman  
Mike McIntire  
Pat Breeding  
Paula Stauffer

**Staff Present**

Ken Weems  
Jessica Harmon  
Nathan Woods  
Dave Harris

**Visitors**

none

At 12:00 p.m., Secretary Ken Weems called the meeting to order. Mr. Weems asked for any corrections to the September 2018 work session or regular meeting minutes. With a minor typo discovered, Mr. Weems noted that the corrected minutes would be presented during the regular meeting for approval. No official action was taken

**IV. CONSENT AGENDA**

**10-01 Resubdivision of Lots 7, 8, 19 & 20 Block 24 Ridgefields Subdivision – (18-201-00075)**

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of 613 Ridgefields Road. The property is located inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission. Staff noted that the proposal consists of 3 lots, which requires Planning Commission approval. Staff stated that no variances are associated with the proposal. Sharon Duncan announced that she would abstain from the item. No official action was taken.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**10-02 Holston River Drive Rezoning – (18-101-00004)**

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation to the Sullivan County Commission to rezone 602 N Holston River Drive from R-1 to R-2A to allow for construction of a duplex. The property is located outside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission. Staff noted the surrounding residential zoning. Staff stated that the R-1 zone used to allow duplexes but that changed several years ago. Staff noted the existence of adjacent duplexes in the area as well as other existing conditions. No official action was taken.

**10-03 Edinburgh Subdivision Phase 11– (18-201-00076)**

The Kingsport Regional Planning Commission is requested to consider contingent Final Subdivision Approval of the Edinburgh Subdivision Phase 11. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission. The proposal consists of 14 new lots along Murrayfield Way. Staff noted that a future phase would extend off of Murrayfield Way via Phillips Station. Staff stated that the developer is close to finishing the street improvements and that final approval was contingent upon completion of the street improvements to the City Engineer's satisfaction. Staff further advised the Commission that a review of the development (to observe the current level of completion) would occur the same day as the regular meeting. No official action was taken.

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

**VIII. OTHER BUSINESS**

- 10-04** Receive a letter to certify the Minimum Standards for Subdivision Development of the Combination of Goslee & Roop Properties on Shady View Road.
- 10-05** Receive a letter to certify the Minimum Standards for Subdivision Development of the Second Replat Lot 1 Hillcrest Heights located on Stratford Road.
- 10-06** Receive a letter to certify Minimum Standards for Subdivision Development of the Unit 21 & 22 Riverwatch Subdivision located on Silk Mill Place.
- 10-07** Receive a letter to certify Minimum Standards for Subdivision Development of the Unit 23 Riverwatch Subdivision located on Silk Mill Place.
- 10-08** Receive a letter to certify Minimum Standards for Subdivision Development of the West Stone Drive Properties Lot 3R Replat located on W Stone Drive.
- 10-09** Receive a letter to certify Minimum Standards for Subdivision Development of the Victory Baptist Church located on Fairview Avenue.
- 10-10** Receive a letter to certify Minimum Standards for Subdivision Development of the Cherokee Bend Phase 1 located on Virginia Avenue.
- 10-11** Receive a letter to certify Minimum Standards for Subdivision Development of the Anchor Pointe Lot 11 PD Plan.
- 10-12** Receive a letter to certify Minimum Standards of Subdivision Development of the Edinburgh Phase 10 Lot 179 Replat located on Calton Hill.
- 10-13** Receive a letter to certify Minimum Standards of Subdivision Development of the West Stone Drive Properties Lot 5R replat located on West Stone Drive.
- 10-14** Receive, for informational purposes only, the September 2018 Building Department report.

**10-15** Receive, for informational purposes only, the 3<sup>rd</sup> Quarter 2018 Building Department Report.

**X. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 12:25 p.m.

Respectfully Submitted,

---

Ken Weems, Planning Commission Secretary

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

City Hall Council Room  
225 West Center St., Kingsport, TN 37660

October 18, 2018

5:30 p.m.

**Members Present**

Sam Booher, Chairman  
Pat Breeding  
Sharon Duncan  
Mike McIntire  
Phil Rickman  
Mark Selby

**Members Absent**

Beverley Perdue  
Paula Stauffer  
John Moody

**Staff Present**

Ken Weems  
Jessica Harmon  
Nathan Woods  
Dave Harris

**Visitors**

Jerry Rogers

At 5:30 p.m., Chairman Sam Booher called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. The Chairman asked for approval of the agenda. A motion was made by Mike McIntire seconded by Mark Selby to approve the agenda as presented. The motion was approved unanimously, 6-0. The Chairman asked for any changes to the minutes of the work session held on September 17, 2018 and the regular meeting held on September 20, 2018. Mr. Weems noted the correction of a minor typo in the work session minutes identified during the work session earlier in the week. A motion was made by Mark Selby, seconded by Sharon Duncan to approve the minutes as amended. The motion was approved unanimously 5-0.

**IV. CONSENT AGENDA**

**10-01 Resubdivision of Lots 7, 8, 19 & 20 Block 24 Ridgefields Subdivision – (18-201-00075)**

The Kingsport Regional Planning Commission is requested to consider Final Subdivision Approval of 613 Ridgefields Road. The property is located inside the corporate limits of the City of Kingsport, 12<sup>th</sup> Civil District of Sullivan County. Secretary Weems stated that a presentation was ready if the Commission would like to review the item further since the work session earlier in the week. No presentation was requested. A motion was made Mike McIntire, seconded by Mark Selby to grant final approval. The motion passed unanimously, 4-0 with Sharon Duncan abstaining.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**10-02 Holston River Drive Rezoning – (18-101-00004)**

The Kingsport Regional Planning Commission is requested to consider sending a positive recommendation to the Sullivan County Commission to rezone 602 N Holston River Drive from R-1 to R-2A to allow for a duplex. The property is located outside the corporate limits of the City of Kingsport, 10<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission. Staff noted the surrounding residential zoning. Staff stated that the R-1 zone used to allow duplexes but that changed several years ago. Staff noted the existence of adjacent duplexes in the area as well as other existing conditions. Staff commented that the R-1 zone use to allow duplex construction until a zoning text change in 2003. Staff further commented that no comments had been received on the item from the public. A motion was made by Mike McIntire, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission in support of the rezoning. The motion passed unanimously, 5-0.

**10-03 Edinburgh Subdivision Phase 11– (18-201-00076)**

The Kingsport Regional Planning Commission is requested to consider contingent Final Subdivision Approval of the Edinburgh Subdivision Phase 11. The property is located inside the corporate limits of the City of Kingsport, 15<sup>th</sup> Civil District of Sullivan County. Staff presented the item to the Commission. The proposal consists of 14 new lots along Murrayfield Way. Staff noted that a future phase would extend off of Murrayfield Way via Phillips Station. Staff stated that the developer is close to finishing the street improvements and that final approval was contingent upon completion of the street improvements to the City Engineer's satisfaction. Staff noted that there are no variances associated with the request. Staff noted that preliminary approval for this development was granted in April, 2018. A motion was made by Mike McIntire, seconded by Mark Selby, to grant contingent final approval. The motion passed unanimously, 5-0.

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

**VIII. OTHER BUSINESS**

- 10-04** Receive a letter to certify the Minimum Standards for Subdivision Development of the Combination of Goslee & Roop Properties on Shady View Road.
- 10-05** Receive a letter to certify the Minimum Standards for Subdivision Development of the Second Replat Lot 1 Hillcrest Heights located on Stratford Road.
- 10-06** Receive a letter to certify Minimum Standards for Subdivision Development of the Unit 21 & 22 Riverwatch Subdivision located on Silk Mill Place.
- 10-07** Receive a letter to certify Minimum Standards for Subdivision Development of the Unit 23 Riverwatch Subdivision located on Silk Mill Place.
- 10-08** Receive a letter to certify Minimum Standards for Subdivision Development of the West Stone Drive Properties Lot 3R Replat located on W Stone Drive.
- 10-09** Receive a letter to certify Minimum Standards for Subdivision Development of the Victory Baptist Church located on Fairview Avenue.

- 10-10** Receive a letter to certify Minimum Standards for Subdivision Development of the Cherokee Bend Phase 1 located on Virginia Avenue.
- 10-11** Receive a letter to certify Minimum Standards for Subdivision Development of the Anchor Pointe Lot 11 PD Plan.
- 10-12** Receive a letter to certify Minimum Standards of Subdivision Development of the Edinburgh Phase 10 Lot 179 Replat located on Calton Hill.
- 10-13** Receive a letter to certify Minimum Standards of Subdivision Development of the West Stone Drive Properties Lot 5R replat located on West Stone Drive.
- 10-14** Receive, for informational purposes only, the September 2018 Building Department report.
- 10-15** Receive, for informational purposes only, the 3<sup>rd</sup> Quarter 2018 Building Department Report.

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at approximately 5:55 p.m.

Respectfully Submitted,

---

Ken Weems, AICP, Planning Commission Secretary

Kingsport Regional Planning Commission

Surplus Report  
File Number 18-401-00006

<b>Property Information</b>		<b>Surplus Request</b>	
<b>Address</b>		Cleek Road	
<b>Tax Map, Group, Parcel</b>		Tax Map 47 Parcel 60	
<b>Civil District</b>		10 <sup>th</sup> Civil District	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Residential	
<b>Acres</b>		+/- 0.14	
<b>Applicant #1 Information</b>		<b>Intent</b>	
<b>Name:</b> C & M Cleek Family General Partnership <b>Address:</b> 1101 New Beason Well Rd <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Email:</b> <a href="mailto:rzvanover@charter.net">rzvanover@charter.net</a>		<b>Intent:</b> <i>To declare a portion of right of way that was previously vacated along Tax Map 47 Parcel 60 as surplus property by the City of Kingsport.</i>  Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>  <b>The Kingsport Planning Division recommends declaring a portion of right-of-way that was recently vacated along Tax Map 47 Parcel 60 as surplus:</b> <ul style="list-style-type: none"> <li>• Request reviewed by all city departments and local utility providers</li> <li>• Easement secured by AEP for their anchors that are located in the area of request</li> <li>• Right-of-Way was vacated in August 2018</li> </ul> <b>Staff Field Notes and General Comments:</b>  The Cleek Family has requested that a portion of the recently vacated right-of-way along the front of their property along Cleek Road be declared surplus. The only utility located in the area has secured an easement for their needs. City staff has reviewed the request and sees no future use for the property.			
<b>Planner:</b>	Harmon	<b>Date:</b> 10/29/18	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>November 15, 2018</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

<b>PROPERTY INFORMATION</b>	<b>Surplus Request</b>
<b>ADDRESS</b>	<b>Cleek Road</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County 10<sup>th</sup> Civil District, TM 47 Parcel 60</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>CURRENT ZONING</b>	<b>R-1B</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/- 0.14</b>	
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>no change</b>

**PETITIONER 1: C & M Cleek General Family Partnership  
1101 New Beason Well Rd. Kingsport, TN 37660**

**INTENT**

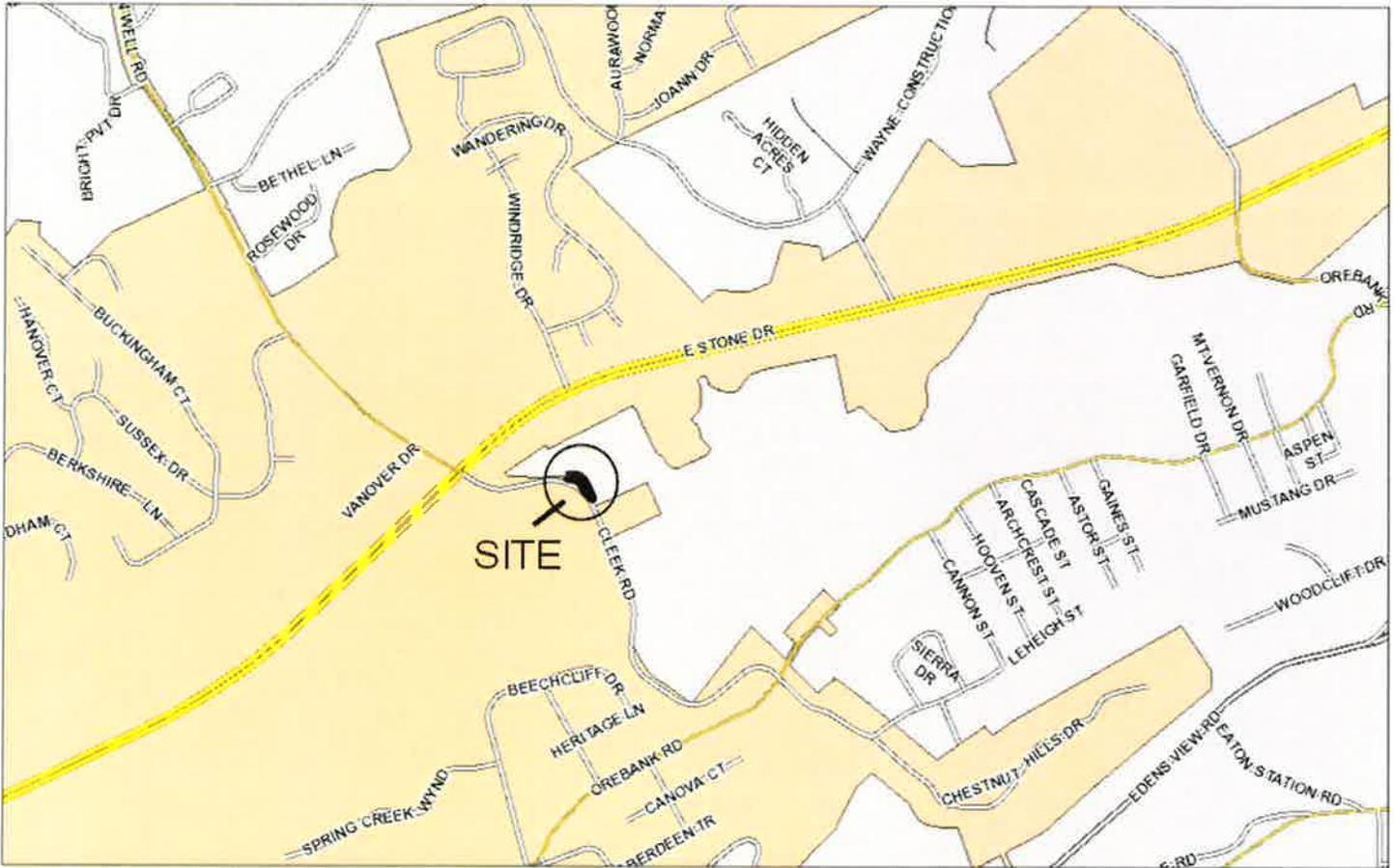
The applicant is requesting that the portion of right-of-way that was recently vacated along Cleek Road in front of Tax Map 47 Parcel 60 be declared as surplus property by the City of Kingsport. The area of request is approximately 0.14 acres.

The property was acquired by the City of Kingsport to be used in the realignment and improvement of Cleek Road. This area is a remnant of that project and the right-of-way was vacated back in August of 2018. This request has been reviewed by all city departments and local utility providers they have responded that there is no need for the City to retain this property. The only utility located within the area of request are anchors for the guy wires for AEP poles. AEP has secured the necessary easements they need with the owners of the property and are on board with this request.

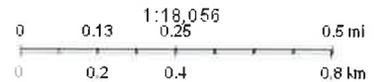
Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

Staff recommends approval of the request to declare the portion of previously vacated right-of-way located along Cleek Road in front of Tax Map 47 Parcel 60 as surplus property.

Location



7/30/2018, 2:27:02 PM



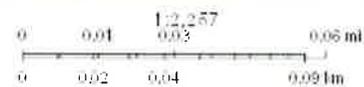
Web App Builder for ArcGIS

Zoning



7/30/2018, 2:34:24 PM

● Addresses	City/Zoning	P-5	A-1	B-1	B-3	B-4P	M-1	M-2
□ Sullivan Co Parcel Data	<Null>	GC	A-2	B-2	B-4	B-5	M-1R	P-1
□ TAVC		B-2E	AP	B-3	B-4P	GC	M-2	P-2



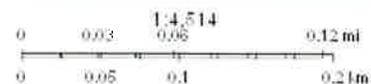
Map data © 2018 Esri, DeLorme, Garmin, etc.

Future Land Use Plan



7/30/2018, 2:24:58 PM

- Sullivan Co Parcel Data
- Single Family
- Industrial
- Public
- Multi-Family
- Retail/Commercial
- Utilities
- Agri/Vacant



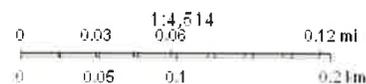
Source: Esri, DeLorme, NAVTEQ

Aerial w/Utilities

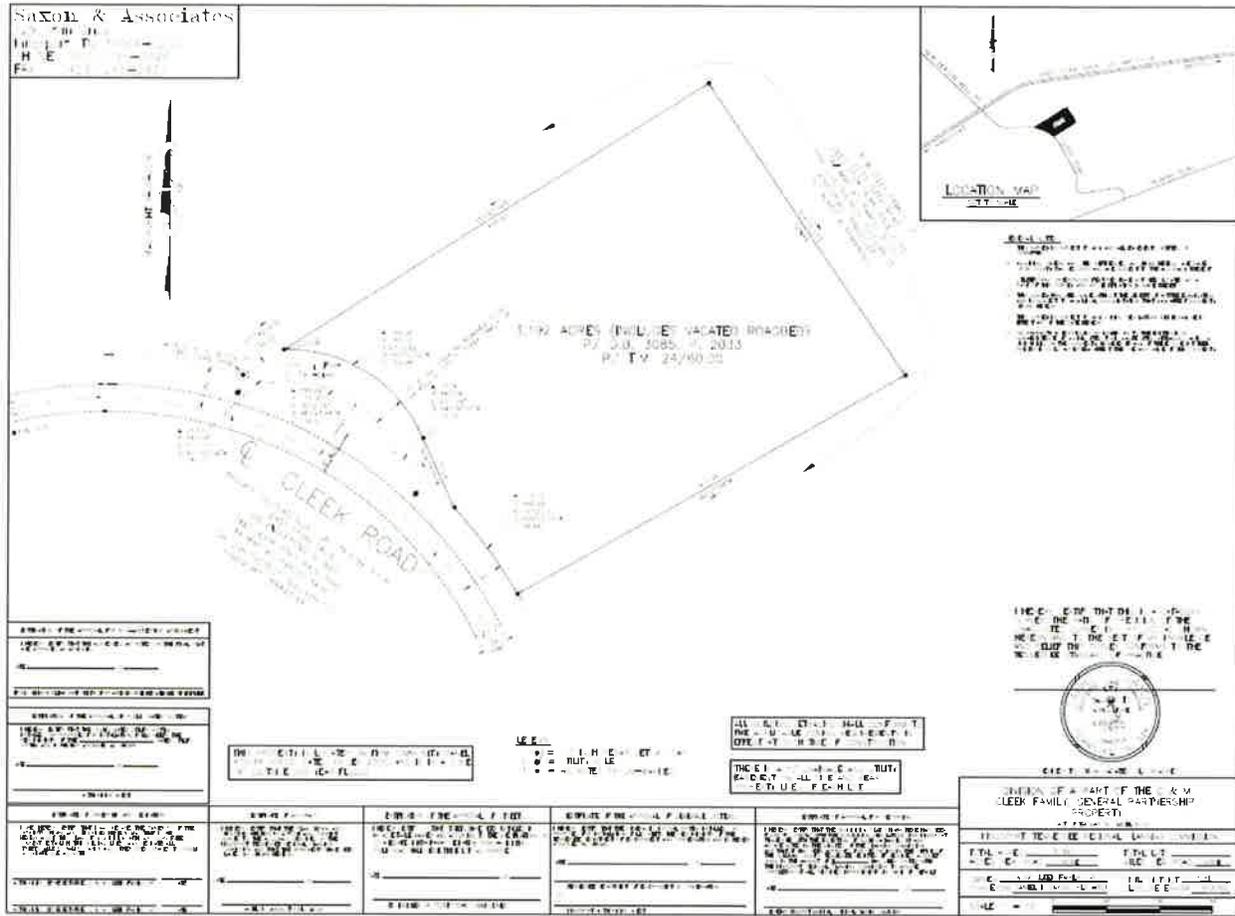


7/30/2018, 2:22:49 PM

-  Sullivan Co Parcel Data
-  Sewer Mains
-  Water Lines



©2018 Esri, All rights reserved. ArcGIS Online



**RECOMMENDATION:**

Staff recommends approval of the request to declare the portion of previously vacated right-of-way located along Cleek Road in front of Tax Map 47 Parcel 60 as surplus property.

<b>Property Information</b>		<b>Surplus Request</b>	
<b>Address</b>		E Stone Drive	
<b>Tax Map, Group, Parcel</b>		Tax Map 032P Group A Parcel 001.07	
<b>Civil District</b>		10 <sup>th</sup> Civil District	
<b>Overlay District</b>		N/A	
<b>Land Use Designation</b>		Commercial	
<b>Acres</b>		+/- .15	
<b>Applicant #1 Information</b>		<b>Intent</b>	
<b>Name:</b> Petworks <b>Address:</b> 2141 Idle Hour Rd <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37660 <b>Phone Number:</b> (423) 247-1617		<b>Intent:</b> <i>To declare a portion of Tax Map 32P Group A Parcel 001.07 as surplus property by the City of Kingsport.</i>  Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property.	
<b>Planning Department Recommendation</b>			
<b>(Approve, Deny, or Defer)</b>			
<p>The Kingsport Planning Division recommends declaring Tax Map 032P Group F Parcel 20 as surplus:</p> <ul style="list-style-type: none"> <li>Request reviewed by all city departments and local utility providers</li> <li>No utilities located on this portion of the property</li> <li>Portion of parcel located in floodway</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>Petworks has requested that the Planning Commission declare a portion of the property located at Tax Map 32P Group A Parcel 1.07 located on E Stone Drive as surplus property. The requested area is approximately .15 acres. The request has been reviewed by all City Departments and it has been determined that there is no need for the City to retain this property.</p>			
<b>Planner:</b>	Woods	<b>Date:</b> 10/5/18	
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	<b>November 15, 2018</b>
<b>Approval:</b>			
<b>Denial:</b>		<b>Reason for Denial:</b>	
<b>Deferred:</b>		<b>Reason for Deferral:</b>	

**PROPERTY INFORMATION**

**Surplus Request**

<b>ADDRESS</b>	<b>3101 E Stone Drive</b>
<b>DISTRICT, LAND LOT</b>	<b>Sullivan County</b> <b>10<sup>th</sup> Civil District, TM 32P, Group A Parcel 1.07</b>
<b>OVERLAY DISTRICT</b>	<b>N/A</b>
<b>CURRENT ZONING</b>	<b>B-3</b>
<b>PROPOSED ZONING</b>	<b>No Change</b>
<b>ACRES +/-</b>	<b>.15</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Fenced Dog Run</b>

**PETITIONER 1: Petworks**  
**2141 Idle hour Road, Kingsport, TN 37660**

**INTENT**

The applicant is requesting that a portion of Tax Map 32P Group A Parcel 1.07 located at 3101 E Stone Drive be declared surplus. The area requested to be declared surplus is approximately .15 acres.

The property was acquired by the City of Kingsport in 2014. The City is in the process of compiling a list of all property that the City owns and making an active effort to review the need to retain those properties. This property was not on that list, but the portion of the property requested does not impact the City's need for the property. This request has been reviewed by all city departments and local utility providers they have responded that there is no need for the City to retain this portion of the property.

Under TCA 13-4-104, the Kingsport Regional Planning Commission is required to designate City owned property as surplus before the City can dispose of the property. This action would return the property back to private ownership.

Staff recommends approval of the request to declare a portion of Tax Map 32P Group A Parcel 1.07 surplus property as the City sees no future use for this property.



Map data © OpenStreetMap contributors, CC-BY-SA



Future Land Use Plan



Utilities on Site



**RECOMMENDATION:**

Staff recommends that the Planning Commission declare a portion of the property located at Tax Map 32P Group A Parcel 1.07 surplus as City staff sees no future use for the property.



Introduction:

At the request of and with the endorsement of the Kingsport Board of Zoning Appeals (BZA), planning department staff generated changes to the City's accessory structure location ordinance found in the zoning code. With the existing accessory structure ordinance, all detached accessory structures must reside in the rear yard. Deviation from the rear yard, in general, requires BZA approval in the form of a variance. The BZA found that the proposed ordinance change will reduce the overall amount of variances applied for each year while maintaining a level of consistency with neighboring communities.

Presentation:

The proposal allows garages, carports, and swimming pools to reside in the side yard only if they are able to observe the principal structure setbacks. Additionally, if a property owner decides to locate a swimming pool in the side yard, it must be screened from view by a minimum six foot tall opaque fence for complete screening. It is important to note that the City of Bristol, Sullivan County, the City of Johnson City, and Washington County already allow accessory structures to be located in the side yard.

A definition of a swimming pool is also proposed to be added to the zoning text. The definition coincides with the current building code definition for consistency purposes.

Last, the text change proposal clarifies that mobile storage units, e.g., semi-trailers, shipping containers, converted vans, or converted buses, shall not be used as accessory structures for storage or human occupancy on any residential lot.

The language added to the existing ordinance is highlighted in red (below).

*Sec. 114-133. - Accessory building location and height.*

*Under this chapter, the following shall apply to the location and height of accessory buildings:*

- (1) Yards. No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.*
- (2) Location. Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the building official. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current*

*building code, as set forth in article III of chapter 22. Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.*

- (3) *Garages, carports, and swimming pools. Where the average natural grade of a required yard is more than eight feet above or below the established street grade, a private garage or carport may be erected within such yard, but not within five feet of any street right-of-way. Garages and carports may reside in a side yard only if they observe the principal structure minimum yard. Swimming pools may reside in a side yard only if they observe the principal structure minimum yard and are screened from view by an opaque fence with a minimum height of six feet for complete screening.*
- (4) *Prohibited accessory structures . Mobile storage units, e.g., semi-trailers, shipping containers, converted vans, or converted buses, shall not be used as accessory structures for storage or human occupancy on any residential lot.*

*(Code 1981, app. A, art. III, § 4; Code 1998, § 114-139; Ord. No. 5083, § I, 2-4-2003; Ord. No. 6386, § I, 4-1-2014)*

**Add to zoning definitions:**

*Swimming pool means any structure that is intended for swimming or recreational bathing and has capacity to contain water over thirty-six (36") deep, including, but not limited to, in-ground, aboveground, and on-ground swimming pools, hot tubs and nonportable spas.*



October 15, 2018

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
225 W. Center Street  
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of FH Guinn Addition Lots 1-4 located on Forrest View Road, surveyed by Culbertson Surveying, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a vertical line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission

REPLAT OF FH GUINN ADDITION LOTS 1-4

Date 07-24-2018	File:KETRON.DWG Drawn By: CAG	Scale: 1" = 100'
11th Civil District Sullivan County, TN		Drawing Number 6738
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		

SEE NOTE 1

CERTIFICATE OF THE APPROVAL FOR 911 ADDRESSING ASSIGNMENT

I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED

DATE 10-4 20 18

*Chris Ham*

CITY OF KINGSPORT OR KINGSPORT CITY DIRECTOR OF 911 ADDRESSING OR HIS/her AUTHORIZED REPRESENTATIVE

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED, FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE 13,000-244-01.0 WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN

DATE 10-2 20 18

*Charlie Pippin*

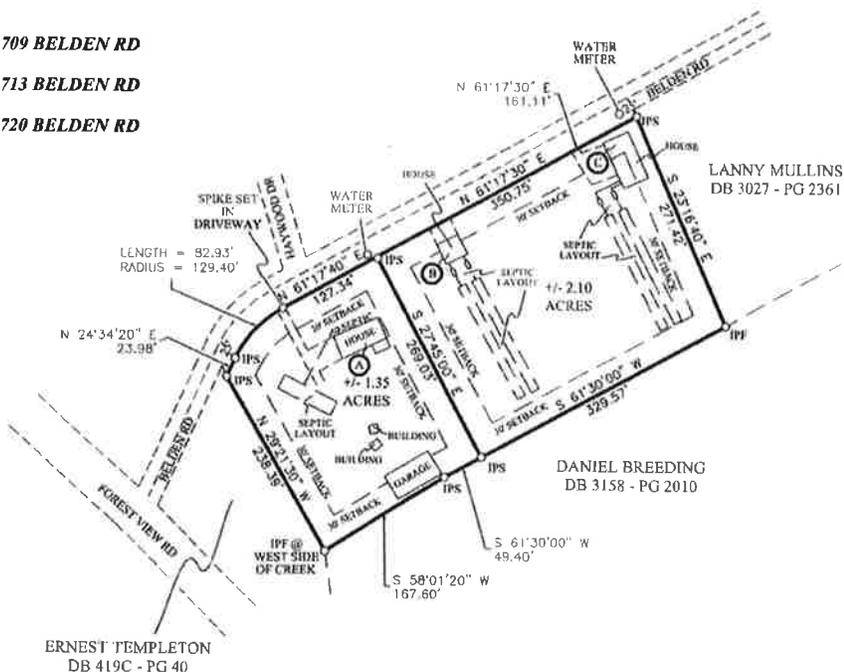
AUTHORIZING AGENT  
AUTHORIZED REPRESENTATIVE

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

**Legend**  
**IPF denotes 1/2" Rebar Found**  
**IPS denotes 1/2" Rebar Set**

- Notes**
1. Deed Reference: DB 3267 - PG 2497
  2. TAX MAP: 030D B 003.00
  3. ZONED R-3
  4. OWNERS NAME: CODY KETRON
  5. ADDRESSES:

- Ⓐ 1709 BELDEN RD
- Ⓑ 1713 BELDEN RD
- Ⓒ 1720 BELDEN RD



10/18/2018 - 09:34:22 AM  
18018928

1 POSAL PLAT	BATCH: 17107E
PLAT BOOK: P88	
PAGE: 346-348	
REG FEE	18.00
SE FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
SHEENA R THOMLEY  
REGISTERED PLATTER



THERE IS HEREBY ESTABLISHED AN EASEMENT AREA OF A MINIMUM OF 7 1/2" WIDE ALONG THE INTERIOR SIDE OF ALL LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND THE CONVEYANCE OF STORMWATER RUNOFF FROM IMPROVEMENTS ON EACH LOT. SUCH STANDARD EASEMENT AREA IS IN ADDITION TO ANY OTHER STRUCTURAL OR NONSTRUCTURAL STORMWATER EASEMENTS AS MAY BE DELINEATED BY THE LICENSED SURVEYOR AND/OR CIVIL ENGINEER OR THAT WHICH MAY BE REQUIRED BY THE KINGSPORT CITY REGIONAL PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OK, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED, OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE KINGSPORT CITY PLANNING COMMISSION

DATE 10/28 20 18

*Scottie Murray*

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 10/18/2018

OWNER: *[Signature]*

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON

DATE 9-13 20 18

*Jason A. [Signature]*

SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING CONFIRMATION BY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SULLIVAN COUNTY REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE KINGSPORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10-15-18

SECRETARY OF THE KINGSPORT CITY PLANNING COMMISSION

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION, AND IS HEREBY APPROVED AS SHOWN.

DATE \_\_\_\_\_ 20 \_\_\_\_\_

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY \_\_\_\_\_ SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS \_\_\_\_\_

SURVEYOR DATE \_\_\_\_\_ TN REG NO \_\_\_\_\_



October 22, 2018

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
225 W. Center Street  
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Replat of the Resubdivision of Lot 1 the Andrew M Brooks Property located on Center Street, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,



Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission





October 22, 2018

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
225 W. Center Street  
Kingsport, TN 37660

Dear Mr. Booher:

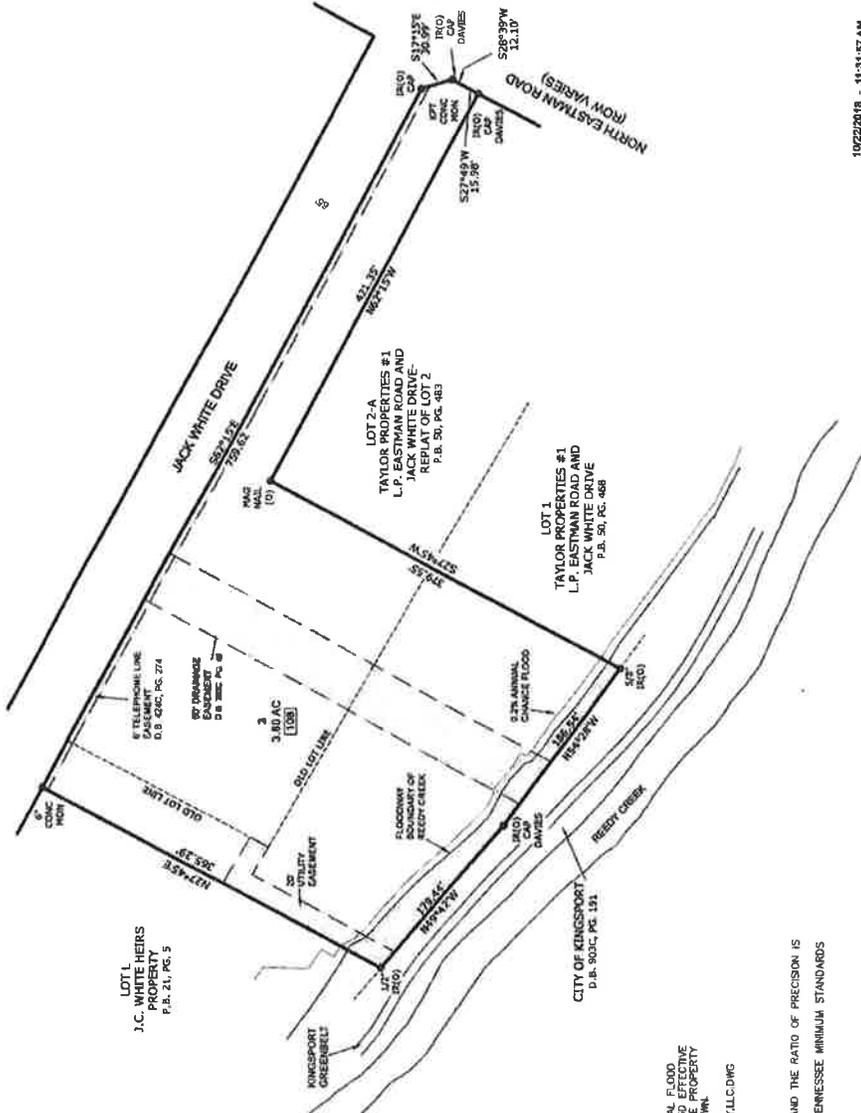
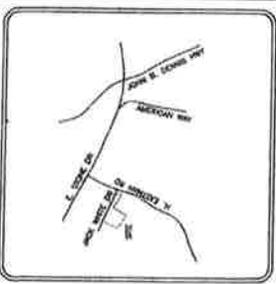
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Desubdivision of Lot 2C and 2D of the Taylor Properties located on Jack White Drive, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over the typed name and title.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



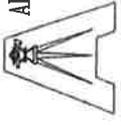
**LEGEND**  
 (D) DRAINAGE (OLD)  
 (R) ROAD  
 (S) SERVICE  
 (T) TELEPHONE  
 (U) UTILITY  
 (V) VENTILATION  
 (W) WATER  
 (X) X-RAY  
 (Y) YARD  
 (Z) ZONING

**NOTES:**

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED B-3
- 3) THIS IS TO IDENTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE RATE MAP FOR THE PROPERTY AND DETERMINED THAT THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.
- 4) JOB NO 18-11033
- 5) PLAT REFERENCE: P.B. 51, PG. 586
- 6) DEED REFERENCE: P.B. 3295, PG. 389
- 7) TAX MAP 0461, "A" PARCEL 01946 & 01850
- 8) FIELD INFORMATION: ELECTRIC, GAS, WATER, AND OTHER UTILITIES ARE SHOWN AS NOTED.
- 9) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

10/22/2018 - 11:31:57 AM  
 180194225  
 PLAT DATE: 10/22/2018  
 PLAT NO: 172973  
 PARCEL: 080-048

**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 248 E. MARKET STREET  
 MEMPHIS, TENNESSEE 38103  
 TELEPHONE: (901) 562-8888  
 FAX: (901) 562-8838  
 E-MAIL: hancock@alleyassociates.com



<p><b>CERTIFICATE OF COMPLETION AND DESCRIPTION</b></p> <p>I HEREBY CERTIFY THAT I AM AN ELLIOTT REGISTERED SURVEYOR AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE RESULTS THEREOF ARE TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY SERVICES TO THE PUBLIC OR TO ANY OTHER PERSON IN CONNECTION WITH THIS SURVEY.</p> <p>10-8</p>	<p><b>CERTIFICATE OF APPROVAL OF STREET LIGHTING INSTALLATION</b></p> <p>I HEREBY CERTIFY THAT THE STREET LIGHTS SHOWN ON THIS PLAN ARE LOCATED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S STREET LIGHTING ORDINANCE AND THAT THE LIGHTS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S STREET LIGHTING ORDINANCE.</p> <p>10-5</p>	<p><b>CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS</b></p> <p>I HEREBY CERTIFY THAT THE UTILITY EASEMENTS SHOWN ON THIS PLAN ARE LOCATED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S UTILITY EASEMENT ORDINANCE AND THAT THE EASEMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KINGSPORT'S UTILITY EASEMENT ORDINANCE.</p> <p>10-8</p>
---	--	--

**DESUBDIVISION OF LOT 2C AND 2D OF THE TAYLOR PROPERTIES #1 L.P., EASTMAN ROAD AND JACK WHITE DRIVE**

**REPEAT OF LOT 2-B**

**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 3.86 TOTAL LOTS: 1  
 ACRES NEW ROAD: 0 ACRES NEW ROAD: 0

OWNER: B.L.O. HOLDINGS, LLC CIVIL DISTRICT: 11TH  
 SUBMITTER: ALLEY & ASSOCIATES, INC. CASSIDY: GREGG L.J. 0809

SCALE: 1" = 80'



October 22, 2018

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
225 W. Center Street  
Kingsport, TN 37660

Dear Mr. Booher:

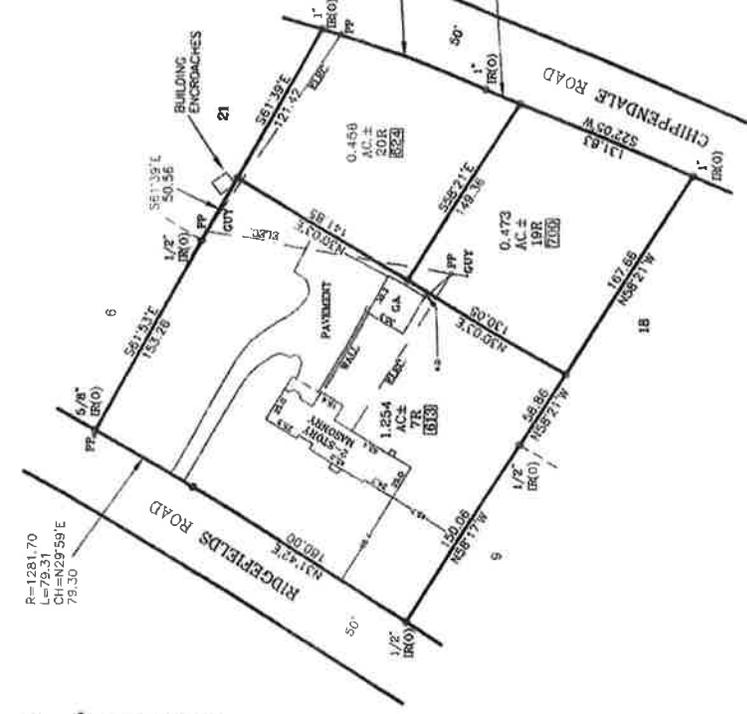
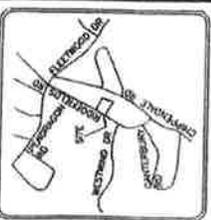
This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Resubdivision of lots 7, 8, 19 & 20 Block 24 Ridgefields Subdivision, surveyed by Alley & Associates, INC., meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", written over a horizontal line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



**BEFORE**

**AFTER**

ALLEY & ASSOCIATES, INC.  
SURVEYORS  
340 J. WARE STREET  
MEMPHIS, TENNESSEE 38102  
TELEPHONE (901) 392-8980  
FAX (901) 392-8980  
E-MAIL: [info@alleyandassociates.com](mailto:info@alleyandassociates.com)

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT
- 2) PROPERTY IS ZONED R-1-A
- 3) SETBACKS: FRONT 40' REAR 30' SIDE 10'
- 4) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 5) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4718-0000-00 PREVIOUS DATE, SEPTEMBER 29, 2005 AND FOUND THAT THE ABOVE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 6) JOB NO. 18-11214
- 7) ACAD FILE 18-11214.SMT
- 8) FIELD INFORMATION: ELECTRONIC DATA COLLECTED
- 9) TAX MAP 608 7<sup>th</sup> PARCEL 19
- 10) PLAT REFERENCE: PLAT BOOK 7, PAGE 51
- 11) 5/8" IRON RODS SET ON ALL CORNERS UNLESS OTHERWISE NOTED
- 12) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 13) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>
<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>IR(O) IRON ROD (OTD)</li> <li>EL(OC) ELECTRONIC</li> <li>CA(OC) CANTON</li> <li>AC(OC) ACRES</li> <li>R(OC) RADTIS</li> <li>L(OC) LENGTH</li> <li>W(OC) WIDTH</li> <li>M.T.S. METERS</li> <li>PP POWER POLE</li> <li>[23] UNMARKED POINT</li> <li>● ROCK COLUMN</li> </ul>

**RESUBDIVISION OF LOTS 7, 8, 19 & 20**  
**BLOCK 24, RIDGEFIELDS SUBDIVISION**  
**KINGSPORT REGIONAL PLANNING COMMISSION**

TOTAL ACRES: 2.183 AC  
ACRES NEW ROAD: 0  
MILES NEW ROAD: 0  
TOTAL LOTS: 3

OWNER: SMITH  
SURVEYOR: ALLEY & ASSOCIATES, INC.  
CIVIL DISTRICT 12TH  
CLAUDE DOUGLAS JUL1000

SCALE: 1"=60'



November 1, 2018

Sam Booher, Chairman  
Kingsport Regional Planning Commission  
225 W. Center Street  
Kingsport, TN 37660

Dear Mr. Booher:

This letter is to inform you that I, as Secretary for the Kingsport Regional Planning Commission, certify that the Edinburgh Ph 11 Subdivision located on Murrayfield Way, surveyed by Barge Design Solutions, meets the Minimum Standards for Subdivision Development of Major Subdivision within the Kingsport Planning Region. The staff certifies the plat is acceptable to be signed by the Secretary of the Planning Commission for recording purposes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Weems", is written over a vertical line.

Ken Weems,  
Zoning Administrator

C: Kingsport Regional Planning Commission



Building Division Monthly Report  
October 2018

<u>RESIDENTIAL PERMITS</u>	COUNT	CONSTRUCTION COST
ACCESSORY STRUCTURES	8	\$364,000
ADDITIONS	4	\$70,375
ALTERATIONS	8	\$332,500
NEW CONDO		
NEW DUPLEX		
NEW GROUP HOME		
NEW MULTI-FAMILY	1	\$400,000
NEW SINGLE-FAMILY	5	\$848,452
RESIDENTIAL ROOF	9	\$58,613
<u>COMMERCIAL PERMITS</u>		
ADDITIONS		
ALTERATIONS	5	\$2,710,004
CHURCH RENOVATIONS		
SCHOOL RENOVATIONS		
NEW CHURCH/RELIGIOUS BUILDINGS		
NEW HOSPITAL/INSTITUTION/NURSING HOME		
NEW HOTEL/MOTEL		
NEW INDUSTRIAL		
NEW JAILS/POST OFFICE/BARNS		
NEW PARKING GARAGE		
NEW PARKS/POOLS/DOCKS		
NEW PROFESSIONAL/MEDICAL/BANK		
NEW PUBLIC WORKS/UTILITY		
NEW RETAIL/RESTAURANT/MALL	1	\$939,133
NEW SERVICE STATION		
NEW SOCIAL/RECREATIONAL		
NEW SCHOOL/LIBRARY/MUSEUM		
NEW OTHER NON-HOUSEKEEPING SHELTERS		
GRADING	1	\$155,259
FOUNDATION ONLY		
COMMUNICATION TOWER		
COMMERCIAL ROOF		
<b>TOTAL</b>	<b>42</b>	<b>\$5,878,336</b>
<u>OTHER MISC PERMITS</u>		
BANNERS		
DEMOLITIONS	4	
MOVE STRUCTURE		
SIGNS	10	
TENTS		
<b>TOTAL PERMITS ISSUED</b>	<b>56</b>	
<b>ESTIMATED CONSTRUCTION COST YEAR-TO-DATE</b>		<b>\$80,545,542</b>