

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

City Hall
225 W. Center Street, Kingsport, TN 37660

February 20, 2014

7:00 p.m.

Members Present

Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
“Buzzy” Breeding
Dr. Heather Cook
John Moody
David Stauffer
Mark Selby

Members Absent

Beverly Perdue

Staff Present

Lynn Tully
Forrest Koder
Corey Shepherd
Ken Weems
Chris Alley

Visitor’s List

Ron Anderson
Avery Helton
Earleen Helton
Melinda Hatfield
Scott Lambing
Wendell Kirk

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. The Planning Commission asked to move item 02-07 to the beginning of the New Business section; a motion was made by Mike McIntire and seconded by Heather Cook to approve the modified agenda. The motion was approved unanimously 8-0. Chairman Ward asked for any changes for the minutes of the work session held January 13, 2014 and the regular meeting held January 16, 2014. There being no changes, a motion was made by Hoyt Denton seconded by John Moody to approve the minutes as presented. The motion was approved unanimously 8-0.

CONSENT AGENDA

Chairman Ward opened the consent agenda asking if anyone in attendance wished to have any consent item pulled for additional discussion or hearing. There being no request for change and no questions from the Planning Commission the hearing was closed and the consent agenda was heard as follows:

02-02 Wolford Addition to Breckinridge Phase 5 – Final Plat – (14-201-00006)

The Planning Commission considered a request to approve the final plat of the Wolford Addition to Breckenridge Phase 5 located on Alpine Trail. The property is located inside the corporate limits of the City of Kingsport, 5th Civil District of Sullivan County. There being no questions and no public speaking in favor or against the item the public hearing was closed.

A motion was made by Hoyt Denton seconded by Mike McIntire to approve the Consent Agenda as presented. The motion was approved unanimously 8-0.

UNFINISHED BUSINESS

None

NEW BUSINESS

02-07 Kendrick Street Rezoning – Sullivan County – (14-101-00001)

The Planning Commission considered a request for approval and recommendation to the Sullivan County Planning Commission to rezone 116 Kendrick Street from R-1 to B-1 to allow for a doctor/dental office. Mark Selby removed himself from comment and participation as a member of the congregation of the applicant. The item was presented by Corey Shepherd for a rezoning request of the church for one parcel in the county, but within the Urban Growth Boundary. Corey Shepherd stated that our recommendation will be taken to the County Commission for final approval/denial. The request is for a dental office on the single parcel and for business use zoning B-1, County Zoning. Staff has recommended against the rezoning based the additional commercial traffic possible as well as the FLUP for both city and county indicate the property as appropriate for single family residential. Hoyt Denton asked what other kinds of businesses could be in the area if rezoned. Corey Shepherd answered with convenience store, small grocery, gas, sale of beer, toiletries, and similar sales etc. Mr. Denton then asked about the sale of alcohol. Mr. Shepherd stated that if allowed by County ordinance. Dave Stauffer questioned what the zoning was at Fort Henry Drive? Staff answered it is zoned City B-3. Hoyt Denton asked if there had been any comments from neighboring properties. Staff responded by stating that no calls made to the city or county planning offices. Mike McIntire then asked if city sewer is available which was answered affirmatively by staff. Hoyt Denton then questioned if the property was going to be annexed. The Chairman opened the item for public hearing. Wendell Kirk stated that the adjoining property is currently being graded and that the church is planning for a family life center. The church has purchased several properties in anticipation of the construction. Once the family life center has been built and the property is no longer necessary as parking or for church use. The Church has voted to sell the property across the street to a doctor and to allow use of their parking lot for 6 months. Discussion with planning staff has fostered the possibility of annexation. They are currently discussing and this option and are encouraging a requested annexation for all the church property and the potential dental office. This would reduce the insurance and provide better water and sewer rates. Dr. Thomas spoke in favor of the annexation. He also passed out some potential site plans and ideas for the property renovation for a dental office. There being no further speakers the public hearing was closed. Mike McIntire then asked what the options for the Commission are. Staff stated there is potential to approve and send to the County Commission knowing there may be a request to withdraw, table the item, or deny. Hoyt Denton stated if we approve and allow the item through the process this doesn't keep the church from requesting annexation later. There being no additional discussion, a motion was made by Mike McIntire for positive recommendation to County for B-1, seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 7-1-0. Mark Selby Abstained.

02-01 Sunrise Valley Estates – Final Plat – (14-201-00006)

The Planning Commission considered a request for approval for the final plat in the Sunrise Valley Estates located at Wine Court. The property is located inside the corporate limits of the City of Kingsport, 5th Civil District of Sullivan County. Forrest Koder presented the item stating that per previous work session discussion, we have been in contact with the surveyor. Additional research has been done according to the previous tax maps. The previous 2008 tax map version

shows that the parcel in question on the 2013 tax map is completely encompassed in the redraw of the new lot. The property was subdivided and sold by deed. This created a difficult trail to follow in subdivision and recreating of the property. The request is not changing the landlocked property at all, and it is similar to the other landlocked properties adjoining. The public hearing was opened with no speakers in favor or opposition to the request. The public hearing was then closed. There being no additional questions, a motion was made by Mike McIntire seconded by Hoyt Denton to approve the request. The motion was approved unanimously, 8-0.

02-03 Zoning Text Amendment – City Wide (Planned Development District) – (13-801-00003)

The Planning Commission considered a request for approval to amend the Planned Development District Zoning Code. These amendments are presented as staff's recommendation to the Planning Commission's request to address issue such as enforcement, density calculations and redefining open space. Ken Weems presented the items to be addressed include enforcement density and open space. Enforcement changes include a House Location Plan approved by the Director prior to building permit issuance. Density calculations clarified in ordinance to allow greater dwelling units per acre based on open space being given. Open space will not have structures allowed except those uses for amenities. Calculations will not include roads in open space. There will be no height limitations and open space must be within 25' of residential units. Buzzy Breeding asked what can be included in the open space. Staff stated that the definition is wide enough to encompass a variety of different uses while removing things such as structures and roadways. John Moody questioned if changes and additions have to come to the Planning Commission for approval? Staff answered that yes it will. No public was present to speak in favor of or opposition to the request. There being no additional discussion, a motion was made by Hoyt Denton seconded by Mike McIntire to approve the request. The motion was approved unanimously, 8-0.

02-04 Zoning Text Amendment – City Wide (Breweries, Wineries, Distilleries) – (13-801-00010)

The Planning Commission considered a request for approval to amend Sections 114-1, 192, 194, 195, 196, 197, 198, 199, 353, 380, 383, and 487 in order to define breweries, wineries, and distilleries and to establish concepts as specifically permitted uses in the appropriate zoning districts in the City of Kingsport. Corey Shepherd presented the item stating it is becoming a desirable legal use in the area. He stated staff is clarifying the use as appropriate and permitted, while removing barriers to the use as an economic development driver as well as providing guidelines to work within. Minor changes to definition was suggested regarding changing "shall" to "may" regarding the provision of a tasting room. No public was present to speak in favor of or opposition to the request. There being no additional questions, a motion was made by Hoyt Denton seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 8-0.

02-05 Zoning Text Amendment – City Wide (Accessory Buildings) – (14-801-00002)

The Planning Commission considered a request for approval to amend Sections 114-133: *Accessory building location and height* to allow for larger accessory building sizes on lots that far exceed their minimum lot size requirement. Ken Weems presented the item and stated this is at the request of the BZA and many times there have been requests for similar types of variances.

The current max is 1100 sq. ft. and it appears, based on requests that this max is not quite enough for areas that have been annexed and that are typically used as farmland. The proposal is to add language tying the size of accessory building allowed to the size of the parcel for those which are 2 acres or greater. The proposal is a ratio with a maximum proposed at 5,000 sq. ft. This is in concert with similar requests approved by the BZA and they have heard and approved the proposed language. No public was present to speak in favor of or opposition to the request. There being no additional discussion, a motion was made by Mike McIntire seconded by John Moody to approve the request. The motion was approved unanimously, 8-0.

02-06 Zoning Text Amendment – City Wide (B-4P Signage) – (14-801-00003)

The Planning Commission considered a request for approval to amend Section 114-533: On-premise signs (9) Planned Shopping Center District (B-4P) to replace the current requirement of Planning Commission sign approval with staff level sign approval in the B-4P zoning district. Ken Weems presented the item stating the request is to expedite sign projects in the B-4P districts by the Planning Commission in certain circumstances. This has been addressed by the proposed language allowing staff level review and Director approval. There is no need for variances as those can't be approved by staff. No public was present to speak in favor of or opposition to the request. There being no additional discussion, a motion was made by Hoyt Denton seconded by Mark Selby to approve the request. The motion was approved unanimously, 8-0.

OTHER BUSINESS

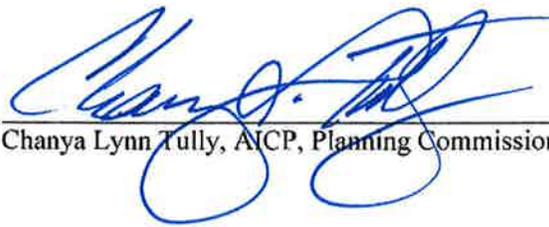
- 02-08** Receive a letter of resubdivision of the Kit McGlothlin Property, Lot 1 on East Carters Valley Road.
- 02-09** Receive a letter of resubdivision of the Kit McGlothlin Property, Lots 2 & 3 on East Carters Valley Road.
- 02-10** Receive a letter of resubdivision of the Pamela Chase Property on Rock Springs Road.
- 02-11** Receive a letter of resubdivision of the CM Gatton Property on east Stone Drive.
- 02-12** Receive a letter of resubdivision of the Rose Property on Rose Trace Court.
- 02-13** Receive a letter of resubdivision of the Weiss Property on Vine Street.
- 02-14** Receive a letter of resubdivision of the City of Kingsport Subdivision on East Sullivan and East Main Streets.
- 02-15** Receive a letter of resubdivision of the Fonda Mowdy Property on Pond Springs Road.
- 02-16** Receive a letter of resubdivision of the City of Kingsport replat on Clinchfield Street.

02-17 Receive, for informational purposes only, the January 2014 report from the Building Division.

ADJOURNMENT

There being no further business, a motion was made by Mike McIntire and seconded by Mark Selby to adjourn the meeting at approximately 8:09 pm. This motion passed unanimously, 8-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary