

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

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

January 16, 2014

7:00 p.m.

**Members Present**

Dennis Ward, Chairman  
Dr. Mike McIntire, Vice Mayor  
"Buzzy" Breeding  
Dr. Heather Cook  
John Moody  
Beverley Perdue  
David Stauffer  
Mark Selby

**Members Absent**

Hoyt Denton, Vice Chairman

**Staff Present**

Lynn Tully  
Corey Shepherd

**Visitor's List**

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. There being no changes to the agenda, a motion was made by Mike McIntire and seconded by Beverly Perdue to approve the agenda as presented. The motion was approved unanimously 7-0. Chairman Ward asked for any changes for the minutes of the work session held December 16, 2013 and the regular meeting held December 19, 2013. There being no changes, a motion was made by Buzzy Breeding seconded by Beverly Perdue to approve the minutes as presented. The motion was approved unanimously 6-0.

**CONSENT AGENDA**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**01-01 Zoning Text Amendment – City Wide – (13-801-0010)**

The Planning Commission considered a request to amend Sections 114-186, 114-187, and 114-188 in order to remove the floor area ratio method of density calculation and maximum lot coverage replacing such by establishing a density based on dwelling units per acre maximum in apartment districts. Mr. Corey Shepherd introduced the item and the need for clarity in the calculation of units for developers and the public. The proposal allows for

maximum DUA while allowing the majority of the development to be conforming to the new standards. Beverly Perdue asked how we came to these changes. Staff stated that we are looking at what nearby communities are doing and maintaining clarity when issues arise. Mr. Shepherd also mentioned they also look at trends in variances as well as planning magazines and training. There being no additional discussion, a motion was made by Mike McIntire seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 7-0.

**01-02 Zoning Text Amendment – County Wide – (13-801-00011)**

The Planning Commission considered a request of approval to establish Articles 9-109, 9-110, 9-111 in order to address electronic message signage in Sullivan County. Mr. Corey Shepherd introduced the item stating it is similar to the City ZTA for electronic message boards and the proposal is to modernize the county zoning text. Much of this amendment is borrowed from the Kingsport Code. Mr. Shepherd mentioned that Bristol's Planning Staff is also recommending the zoning change for Sullivan County. Mr. Dennis Ward asked why this would not be the same across all three entities. Mr. Shepherd responded that they are slightly different but they borrow from each other. Mr. Mark Selby questioned why does the county not present these items? Mrs. Lynn Tully stated that it allows for better coordination and to be able to fully understand the proposal from the county. Mr. Mike McIntire mentioned that the County has one person to coordinate zoning while each city has several in planning. There being no additional questions, a motion was made by Mike McIntire seconded by John Moody to approve the request. The motion was approved unanimously, 7-0.

**OTHER BUSINESS**

- 01-03 Receive a letter of resubdivision of the Securities Co. Industrial Subdivision on Konnarock Road.
- 01-04 Receive a letter of resubdivision of the Jane Clark Property on Long Hollow Road.
- 01-05 Receive a letter of resubdivision of the Pickle Property on Island Road.
- 01-06 Receive a letter of resubdivision of the Henard Property on East Carter's Valley Road.
- 01-07 Receive a letter of resubdivision of the Tompkins Property on Watterson Street.
- 01-08 Receive a letter of resubdivision of the Smith & Hayes Property on Pond Springs Road.
- 01-09 Receive, for informational purposes only, the December 2013 report from the Building Division.
- 01-10 Receive for informational purposes only, the December 2013 New Businesses from Jeff Fleming.
- 01-11 Receive, for informational purposes only, the minutes from the Board of Zoning Appeals meeting held on January 9, 2014.

**ADJOURNMENT**

There being no further business, a motion was made by Mike McIntire and seconded by John Moody to adjourn the meeting at approximately 7:19 pm. This motion passed unanimously, 7-0.

Respectfully Submitted,



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Chanya Lynn Tully, AICP, Planning Commission Secretary