

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

Improvement Building
201 West Market Street, Kingsport, TN 37660

April 17, 2014

3:00 p.m.

Members Present

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

Staff Present

Lynn Tully
Mark Haga
Forrest Koder
Corey Shepherd
Ken Weems
Chris Alley
Tim Whaley

Members Absent

Hoyt Denton, Vice Chairman
Beverley Perdue

Visitor’s List

Luther Cain Sherrie Whisnant
Jay Goodson Chris Wright
Steve Goodson
Edna Potts
Douglas Releford
Jud Teague
Michael Thomas

At 3:00 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. A motion was made by Mike McIntire seconded by Dave Stauffer to approve the agenda as presented. The motion was approved unanimously 6-0. Chairman Ward asked for any changes for the minutes of the work session held March 17, 2014 and the regular meeting held March 20, 2014. There being no changes, a motion was made by Mark Selby seconded by Buzzy Breeding to approve the minutes as presented. The motion was approved unanimously 6-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

04-01 Indian Trail Rezoning – (14-101-00004)

The Planning Commission considered a request for approval for rezoning Indian Trail Drive from B-3 to R-4 to allow for apartments. This property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Ken Weems presented the item stating the site is at the terminus of Indian Trail Drive and the property owner has requested the rezoning for apartments. The property is approximately 9 acres B-3 & B-4P, M-1R are surrounding the site. In December there was a request for rezoning to the B-3 zone from M-1R. The concept plan included indicates apartments. The developer has included in his request a greenbelt connection. The connection will be shown on a future final ZDP. Ken Weems stated that new items included

on the revised ZDP will be changes to the building placement to accommodate floodplain. Staff recommended the rezoning. The items was opened for public hearing. There being no additional discussion, the public hearing was closed. A motion was made by Mike McIntire seconded by Dave Stauffer to approve the request. The motion was approved unanimously, 6-0.

04-02 640 East Main Street Rezoning – (14-101-00005)

The Planning Commisison considered a request for approval for rezoning 640 East Main Street from M-1 and M-2 to B-2 to accommodate an indoor sports complex. This property is located within the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County.

Ken Weems presented the item and stated the property is at the North and NW portions of the rail wye at Main Street. Both portions of the site are zoned industrial and are surrounded by B-2 and M1 & M2 zoning districts. The proposed use includes accommodation for an indoor recreation area. Ken Weems stated the proposal would yield approximately 4 indoor basketball courts for tournament use. Proposed parking and available parking within 500' radius include approx. 89 spaces. Mr. Weems noted that the zoning ordinance requires approx.150 spaces with a BZA proposal for reducing the parking based on the downtown zoning district allowances. Staff recommends the rezoning. Dave Stauffer asked if there is parking in front of the building? Staff stated there is a Wye area practically used for parking, although not specifically marked for that use. Buzzy Breeding questioned that Building 1 already has parking in front? Staff answered yes. Mark Selby noted that a portion of the building is already B-2 However the FLUP shows industry? Mr. Weems stated on a previous land use study all the industrial was previously recommended for B-2 zoning, however PC at the time chose to leave those parcels at the wye industrial. This zoning still leaves much of that area industrial. Staff is anticipating the possibility of another rezoning of some of that property impending. Heather Cook noted a concern about pedestrians crossing the street – particularly children. Traffic department has stated the issue with the current markings which would force road crossing to the intersection of Wexler and Main Streets. The spur is owned by the property owner while the CSX has the wye. We have discussed with traffic adding parking along wider streets downtown. The items was opened for public hearing. Luther Cain stated this use is well suited to the building based on the clear span of the ceiling and height of the ceiling. There being no additional discussion the public hearing was closed: a motion was made by Mike McIntire seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 6-0.

04-03 2014 Consolidated Plan for Housing and Community Development

The Planning Commission is requested to forward a favorable recommendation to the Board of Mayor and Aldermen for the 2014 Consolidated Plan for the Housing and Community Development. Mark Haga presented the item stating all approved budgets must meet the national objectives for HUD. Previous use of funds has been declining, however budgets are tentative based on federal allocations. Included in this year's proposed budgets are KAHR Program - \$107,786 based on increase in requests. Public Services applications are capped at 15% of total. Programs include Learning Centers of KHRA, CASA and Sons & Daughters of Douglas, as well as South Central Kingsport CDC. HOPE VI Project 108 loan funds encumber \$70,100. Administration is capped at 20% and includes approx. \$66,000. Mr. Haga noted HOME Consortium Funds have traditionally been used for down payment assistance and other projects.

He will use some carryover from 12/13 and 13/14 to fund both Homeownership and Rehab funds for 2014. Mr. Haga stated the majority of funding for FY 14/15 will be focused on redevelopment of the Sullivan/Mission street site for housing of special needs (currently veterans) residents. Buzzy Breeding asked for a specific location? Mr. Haga stated at the Corner of Mission/Sullivan and near the comic store and Hope Haven. Mike McIntire asked about KHRA involvement? Mr. Haga noted involvement via approval and use of vouchers for rentals. Also working in hand with the Choice Neighborhoods Initiative plan being worked on by KHRA currently, as it includes the entry area for their new housing. Mike McIntire asked if we are intending to manage the project? Mr. Haga answered no, in fact we will only be the land holders, and private development will be managing the housing with vouchers making it affordable and economically viable. Mark Selby asked if the programs provide accounting of all funding resources? Mr. Haga stated yes and annual reports are required. The item was opened for public hearing. Doug Releford stated that Sons & Daughters of Douglass have traditionally provided supplies for school teachers at Lincoln. They also support and encourage students to attend college and also minority colleges. Sherrie Whisnant and Edna Potts stated that Lee Family Learning Center are providing opportunities for after school education to low income families. Heather Cook asked about the costs for predominantly minority colleges? Douglas Releford replied approximately \$20K/year, state colleges are approximately \$10K, with NorthEast State Community College being free with the TN Promise Program. There being no additional discussion the public hearing was closed, a motion was made by Mark Selby seconded by Buzzy Breeding to approve the request. The motion was approved unanimously, 6-0.

OTHER BUSINESS

04-04 Receive, for informational purposes only, the March 2014 report from the Building Division.

04-05 Receive, for informational purposes only, the First Quarter 2014 report from the Building Division.

ADJOURNMENT

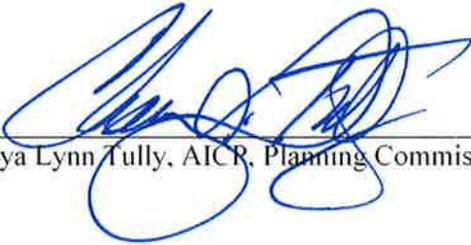
Mark Selby informed the Planning Commission of a CoA request for Netherland Inn Association at HZC. Staff did a good job representing the request. Mr. Selby noted that they will have a log house moved first of May.

The Planning Commission was given a legislative update by Tim Whaley who stated that legislature has been working on the annexation laws now for more than a year. Annexation code will continue to allow annexation by request and referendum. Very few referendums have been done. No commercial property will be allowed without request, but may be annexed by referendum. If agricultural property is included it may only be annexed with written request, but not by referendum. The requirement is to notify property owners, not residents although all who reside in the referendum area can vote on the referendum. Certified mailings will need to be provided by staff. All annexation referendums must include at least one voter. Still open issues for discussion are the definitions of majority of property owners vs. only property owner requests, smoothing of service provision and others.

Vesting law changes have included vesting for preliminary approvals at current design/development standards for 3 years, with extension to 5 years if final plan and site work has commenced. Dave Stauffer stated a lot of this legislation has been prompted by Nashville and Western cities and it is not necessarily an issue here. He noted that we must be more intentional about the content of the preliminary plans. No Building codes are included. State and federal mandates are exempted from preliminary approval vesting.

There being no further business, a motion was made by Mike McIntire and seconded by Dave Stauffer to adjourn the meeting at approximately 4:32 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,



Chanya Lynn Tully, AICR, Planning Commission Secretary