

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

Jimmy Walker Conference Room
201 W. Market Street, Kingsport, TN 37660

May 18, 2015

12:00 p.m.

Members Present

Dennis Ward, Chairman
Sam Booher
Heather Cook
Dr. Mike McIntire, Vice Mayor
John Moody
Beverley Perdue
Phil Rickman
Mark Selby
Dave Stauffer

Members Absent

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Justin Steinmann
Jacob Grieb
Michael Thompson

Visitor's List

At 12:00 p.m., Director Tully called the meeting to order. Director Tully asked if there were any changes to the tentative agenda. There being no changes submitted the agenda will be set for the May 21, 2015 meeting. She then asked for any changes for the minutes of the work session held April 13, 2015 and the regular meeting held April 16, 2015. With no changes requested, the minutes will be presented at the regular meeting for approval.

CONSENT AGENDA

05-01 Autumn Woods Subdivision – Phase 3 – (15-201-00031)

The Planning Commission heard a presentation to consider approving the reduction of the Performance Bond for Autumn Woods Subdivision – Phase 3, located off Cooks Valley Road. The property is located inside the corporate limits of the City of Kingsport, 7th Civil District of Sullivan County. Corey Shepherd presented the item stating the estimate is being reduced however, there is a new amount to be retained. Approval is recommended subject to the receipt of the new bond instrument. The new amount is higher than previous representatives. There being no further discussion, no official action was taken.

UNFINISHED BUSINESS

None

NEW BUSINESS

05-02 Bob Jobe Road Rezoning – (15-101-00001)

The Kingsport Regional Planning Commission heard a presentation to consider rezoning from M-1R (Light Industrial Restricted) to B-3 (Highway Oriented Business) to accommodate a medical office use on the property. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Ken Weems presented the item stating it is located at the southernmost extent of the UGB. The property abuts the county line and UGB as well City limits. He stated there are several jurisdictions in the vicinity – portions of the property are not in the city but are within the UGB, it also extends into Washington County outside of our jurisdiction. A Doctor has purchased the property with the church intact, intending the use to be a clinic for psychiatric counseling (non-substance abuse counseling). The current zoning adopted the closest original zoning district when annexed and the property became M-1R. The LUP shows Industrial use as appropriate for the property however it was developed prior to the Border Regions legislation which targets the area for Commercial uses. Gateway requirements would be applicable to this site as well. Three phone calls have been received for the property rezoning request, most of which also wish to be commercially zoned. A single detractor contacted us not wanting any changes to the current use. He stated that he would send a letter to that effect. Staff is recommending the change. Some B-3 exists in the vicinity. The current church holds sporadic meetings of ministry and will be coordinated with counseling to eliminate any potential conflict. Plans are to use a portion of the current building for the counseling clinic. The ZDP shows the topography as steeply sloping at the rear. It has never been a manufacturing use. P-1 is not an appropriate zoning district without buffering which, if included would restrict the current building's placement on the site as well as the need for a special exception approval from BZA. Much more intensive uses would currently be allowed by M-1R zoning. There being no further discussion, no official action was taken.

05-03 Riverbend Lot 2B – (15-201-00029)

The Planning Commission heard a presentation to consider granting Preliminary Subdivision Approval for Riverbend Lot 2B. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating it is north of the Bojangles lot that was approved previously. First Southeast Development is the owner the request includes one lot of 1.5 acres approximately. Utilities will be extended by the developer. Note the cross access easements from the new Bojangles project. No variances were requested for the project and Preliminary approval is recommended by staff. There being no further discussion, no official action was taken.

05-04 Riverbend Lot 3 – (15-201-00030)

The Planning Commission heard a presentation to consider granting Preliminary & Final Subdivision Approval for Riverbend Lot 3. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. Corey Shepherd presented the item stating the lot is north of the previous item. The City is building the roadway and therefore no bond is required. The request meets the minimum requirements and has asked for no variances. Staff recommends Preliminary & Final approval. Detention is being designed for all the lots. Sewer had

to be redesigned for depth. There were questions about the sewer extensions for the lots. There being no further discussion, no official action was taken.

05-05 Rock Spring Road Vacation/Surplus Request – (15-401-00003)

The Planning Commission heard a request to recommend to the Kingsport Board of Mayor and Alderman that a portion of public right-of-way located along Rock Springs Road, at the intersection of Rock Springs Road and Moreland Drive be officially vacated and designated as surplus property. The property is located inside the corporate limits of the City of Kingsport, 13th Civil District of Sullivan County. Corey Shepherd presented this item at the March PC meeting and since that time has discussed the vacating with the City attorney and City Recorder for clarification of the disposal process. The request is from the adjacent property owners to add to the current parcels. TDOT has reduced the classification of the roadway. The City has requested to retain the corner for future expansion of the intersection. The bid process and appraisal of the property in disposal will not be required as the property cannot stand as a lot on its own. We would need the City Recorder to work with the property owner for a reasonable price for the property. Staff recommends the replat and sale to adjoining property owners. Consensus of those present noted a hold of this item on the current active agenda for clarification that the property will be sold to both adjacent owners. There being no further discussion, no official action was taken.

05-06 Article IV. Signs of Zoning Text Amendment – (15-801-00002)

The Planning Commission heard a request to recommend to amend the sign portion of the City Zoning Code to prohibit bordering windows and doors in P-1, TA/C, B-1, B-2, B-3, B-4P, M-1, M-1R, M-2, M-X, BC, and PVD zones. Ken Weems presented the item originally reviewed in March meeting. This item is regarding changes to the borders of lights on windows and doors on commercial developments. The BMA requested that the PC review an allowance for the lights during the traditional holiday season. Therefore the ordinance is requested to be amended to allow lights from Nov. 15 to Jan 5. This includes no blinking or animation. We want to get a handle on it before it is a visual clutter problem. After additional discussion it was the consensus of those present to pull the item and work on verbiage regarding blinking and animation. There will be a new board when it goes back to the BMA for hearing due to elections.

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

No speakers present for public comment.

OTHER BUSINESS

05-07 Receive a letter of resubdivision of the Chase Meadows Phase 3, on Lydia Lane.

05-08 Receive a letter of resubdivision of the Edinburgh Lot 2b-2, on Wallace Court.

05-09 Receive a letter of resubdivision of the Riverbend Road (Future ROW only), on Riverbend Drive.

05-10 Receive a letter of resubdivision of the Kingsport Pavilion Property 7A & 7B, on E Stone Drive.

- 05-11 Receive a letter of resubdivision of the Slaughter Property, on Colonial Heights Road.
- 05-12 Receive a letter of resubdivision of the Shanks Property, on Poplar Grove Road.
- 05-13 Receive a letter of resubdivision of the First Southeast Development (Bojangles), on Riverbend Road.
- 05-14 Receive a letter of resubdivision of the Shiveley Property, on Packinghouse Road.
- 05-15 Receive a letter of resubdivision of Riverbend Tract B.
- 05-16 Receive a letter of resubdivision of the Rivermont Estates Lots 10 & 11, on Halifax Drive.
- 05-17 Receive a letter of resubdivision of the Lane Property, on Pearl Lane.
- 05-18 Receive a letter of resubdivision of the Preston Forest Lots 66 & 67, on Buckingham Court.
- 05-19 Receive a letter of resubdivision of the Sloan Ramey Property, on Montana Avenue.
- 05-20 Receive, for informational purposes only, the March 2015 report from the Building Division.
- 05-21 Receive, for informational purposes only, the March 2015 New Business report.

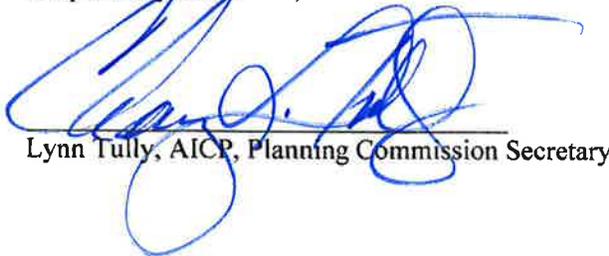
Submitting Bylaws Change - The change will be to Article II, Section 6. Allowing the Chair and Vice-Chair to serve for 5 years vs. the 4 consecutive one year terms currently in place.

- 05-22 **Nominating committee** – Planning Commission is asked to convene a nominating committee to put forward officers for the coming year. Newly elected officers will take office at the July Planning Commission meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 1:08 pm.

Respectfully Submitted,



Lynn Tully, AICP, Planning Commission Secretary