



AGENDA ACTION FORM

Consideration of an Ordinance to Amend Zoning of Tax Map 061D, Group E, Parcel 023.10 located along N Eastman Road from the R-1C, Residential District, to the P-1, Professional Offices District.

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-35-2024
Work Session: February 5, 2024
First Reading: February 6, 2024
Final Adoption: February 20, 2024
Staff Work By: Ken Weems
Presentation By: K. Weems

Recommendation:

- Hold public hearing
- Approve ordinance amending the zoning ordinance to rezone Tax Map 061D, Group E, Parcel 023.10 along N Eastman Road from the R-1C, Residential District, to the P-1, Professional Offices District.

Executive Summary:

This is an owner-requested rezoning of approximately 0.5 acres identified as Tax Map 061D, Group E, Parcel 023.10 along N Eastman Road from the R-1C District to the P-1 District. The purpose of the rezoning is to facilitate construction of a new cell tower at the rezoning site. The sole public comment on this item was received during the January Planning Commission meeting. The comment was in opposition to the rezoning, with concern that a cell tower should not be located adjacent to the restaurants along N Eastman Road or the high school. Procedurally, it is important to note that final zoning approval for a new cell tower at the rezoning site is only achieved once the P-1 zone is approved and a subsequent application for a special exception is approved by the Kingsport Board of Zoning Appeals. During their January 2024 regular meeting, the Kingsport Regional Planning Commission voted to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning request by a vote of 7-0. The notice of public hearing was published on January 22, 2024.

Attachments:

1. Notice of Public Hearing
2. Zoning Ordinance
3. Staff Report

	<u>Y</u>	<u>N</u>	<u>O</u>
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Montgomery	—	—	—
Olterman	—	—	—
Phillips	—	—	—
Shull	—	—	—