



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, May 16, 2024 at 5:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 307

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Sam Booher, John Moody, Tim Lorimer, Anne Greenfield

Members Absent: James Phillips, Jason Snapp, Chip Millican, Travis Patterson

Staff Present: Ken Weems AICP, Jessica McMurray, Callie McGrew, Lori Pyatte, Garret Burton

Visitors: Please see attached list of visitors

II. APPROVAL OF THE AGENDA

With no changes identified, Sam Booher made a motion to approve the agenda as presented. The motion was seconded by John Moody. The motion passed unanimously, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the April 22, 2024 work session minutes
2. Approval of the April 25, 2024 regular meeting minutes

The Commission reviewed both sets of minutes without identifying any needed corrections. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of both the April 22, 2024 work session and the April 25, 2024 regular meeting. The motion passed unanimously, 5-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning

Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Granby Place ILOC Extension with Increase (2021-201-00008). The Commission is requested to approve a one year extension and increase of the ILOC for Granby Place. Staff stated that a presentation is ready if any members of the Commission needed more information. No presentation was requested. A motion was made by John Moody, seconded by Anne Greenfield to approve the consent agenda as presented. The motion passed 4-0-1 with John Moody abstaining from the item.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 3725 Sullivan Gardens Parkway Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning request from County A-1 zone to County PMD-2 zone. Staff identified the vicinity of the proposal along Sullivan Gardens Parkway. Staff stated that the site is approximately 90 acres in size and currently contains a home and garage. Staff described the access to the property, which crosses a bridge prior to ascending in height. Staff drew attention to the site plan for the proposal, which showed operations beginning in the middle of parcel once permitted. Staff noted that the City's 2030 Future Land Use Plan designation for the rezoning site is single family residential. Staff recommended sending a positive recommendation to the Sullivan County Commission based upon the following rationale: PMD-2 districts, per Sullivan County Zoning, are designed for areas that are relatively well segregated from non-manufacturing uses, require installation along major routes, and require site plan approval from the Sullivan County Planning Commission. The Chairman opened public comment. Many visitors voiced their feelings about the rezoning during public comment. Opposition addressed concerns about potential from dust, noise, traffic issues, children's safety, wildlife disturbance, chemicals in water, sink holes, caves, lung cancer, damage to adjacent farming operations, flood zones, PTSD, and blasting impact on structures. Positive comments were received about the need for the quarry, the expensive cost of rock in the area already, how quarries are needed to build the roads we use, and the honorable character of the applicant. Once all visitors wanting to speak had done so, the Chairman closed the public hearing. A motion was made by Sam Booher, seconded by Anne Greenfield, to send a negative recommendation to the Sullivan County Commission for the rezoning. The motion passed 4-1.

2. 1258 E. Center Street Rezoning (REZONE24-0061). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to the B-1 zone. Staff identified the vicinity of the request, locally known as the “Dental Arts” building. Staff noted that the parcel is roughly a half acre in size and is planned to be a new beauty salon use. Staff stated that the B-1 designation would be appropriate for this parcel that many in the city thought had a commercial zoning designation already. Staff discussed the submitted site plan, which reflects existing conditions. A motion was made by John Moody, seconded by Sam Booher, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
3. Airport Parkway Rezoning (REZONE24-00071). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the MX zone to the PD zone. Staff noted the vicinity of the request, adjacent to TRI. Staff stated that this 40 acre site is proposed to be developed into 131 single family homes. Staff noted that the existing MX zone also provides for single family development, but that the rezoning site would be best utilized with the density and atmosphere provided in the PD Zone. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.
4. Overhill Drive County Rezoning (REZONE24-0072). The Commission is requested to send a positive recommendation to rezone the property from the County R-1 zone to the County PBD/SC zone. Staff drew attention to the vicinity map of the site, adjacent to the interstate and Hwy 126. Staff noted that the request would be for future commercial development. Staff noted that the site is currently not developed and that it contains over 1,400 feet of frontage along Overhill Drive. Staff stated that the 2030 Future Land Use Plan identifies the parcel as appropriate for retail/commercial use. Staff referenced the parcel to the north is already zoned PBD/SC. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 5-0.
5. Mural Zoning Text Amendment (ZTA24-0087). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the text amendment. Staff brought forth a zoning text amendment designed to make several changes to the mural approval process. Staff note that currently the BMA is the approval authority for murals in the B-2 and B-2E district. Staff proposed eliminating BMA approval in favor of staff level approval and a new permit process. Staff stated that the permit criteria consists of the address of the site, owner consent, artist information, and a scale drawing of the mural.

Finally, staff noted that a change to the mural definition is also proposed. Staff stated that letters and words would now be allowed on murals as long as they do not reference a business. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 5-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

IX. ADJOURN

The meeting adjourned at 8:15p.m.

Visitors for the May 16, 2024 meeting of the Kingsport Regional Planning Commission

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| Theresa Crawford | Dennis Spears |
| Raychal Keeling | David Golden |
| Gary A. Johnson | Donna Johnson |
| Rodney Bradley | Cheri Boykin |
| Jane Morrison | Peggy Abster |
| Bond Porter | Amy Monroe |
| Jerry Petzoldt | Christian Horner |
| Collen Bansemer | Maree Ketron |
| Velma Ketron | Denvor Raines |
| Nathan Jackson | Denise Compton |
| Al Zollman | Peggy Lifford |
| Pasty Short | Jessica Morelock |
| Kasey Duncan | LouAnn McCulley Moore |
| John Gieber | Brenda Gieber |
| Mary Doyle | Kathy Jeffries |
| Sam Jeffries | Samantha Putman |
| Tim Harrell | Suzanne Glendenning |
| Julie Ware | Nate Ware |
| Carl Glendenning | Sharon Johnson |
| Normo Johnson | Jon Cox |
| Kathy Felin | Randy Hammond |
| Eva Bates | Nancy Meyer |
| Richard Meyer | Janet Yoran |

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| Chaiba Bloomer | Jackson Bloomer |
| Betty Karmer | John Kunyze |
| Joe Montoya | Margaret Leaman |
| Alicia Starnes | Rhonda Gibbs |
| Ben Gibbs | Todd Yates |
| Tracie Yates | Shannon Hunt |
| Stephen Clark | Kenneth Depew |
| Thomas Painter | Jason Ward |
| Jerry Vicars | Sarah Vicars |
| Wayne Cody | Amy Cody |
| Rhonda Jayne | Daniel Jayne |
| Annie King | Gerard Feliv |
| Vivian Stout | William Stout |
| Robinson Family | Puckett Family |
| Dail Blalock | Katie Blalock |
| Rachel Beard | James Beard |
| Valecia Fillnow | Greg Cercone |
| Carroll Clark | Teresa Clark |
| Nate Cercone | Matt Kern |
| Jonathan Keeling | Judy Willis |
| Sarah Willis | Mike Rushing |
| Amy Rushing | Paul Cox |
| Gary Greenhill | Michael Dunn |
| Lorraine Dunn | Jimmy Pribble |
| Lydia Pribble | Chris Crawford |
| Thomas Zeno | Marsha Cox |
| Kerri Greenhill | Curtis Miller |
| Hannah Thaxton | Caitlin Morrison |
| Jacob Elkins | William Good |
| John Lyle | Vivian Lyle |
| Jeff Sturgill | Brain Trent |
| Anthony Short | Ashlea Kong |
| Dennis Welles | Ellen Cox |
| Sam Willis | Cathy Puckett |
| Lakie Hensley | Jared Thaxton |
| Marshall Cox | Nathan Cox |
| Sherry Cox | Ben Gibbs |
| Candy Wagner | Mark Selby |
| Brianne Good | Kandy Childress |
| Chip Childress | Ray Conkin |
| Jerry Morrell | Robin Blix |
| Donna Collette | Kimberly Tomlin |
| Jill Rich | Joe Riggs |
| Randy Hallford | Lonnie Keene |
| Vic Davis | Tory Davis |
| Tyler Davis | David Rose |

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| Ray Knowles | Mike Harbin |
| Gregory Bass | Chris Carpenter |
| Kevin Fredrick | Stephen Hayes |
| Danetta Jones | Ronald Crawford |
| Shirley Hartsock | Donna Kilgore |
| Tony Kilgore | Tina Bowery |
| Mark Bowery | Stan Hodges |
| Candace Hodges | James McCarty |
| Douglas Smith | Suzanne Smith |
| Riley Carter | Russell Davis |
| Jennifer Davis | Sarah Cody |
| Jordan Cushen | Susan Light |
| Lilly Keeling | Alliars Gossett |
| Rosalin Keeling | Mary Faulkner |
| Brenda Brown | |