



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, November 21, 2024 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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, Tim Lorimer, Gary Mayes, Anne Greenfield, Sam Booher, Candice Hilton, Jason Snapp

Members Absent: Chip Millican, Travis Patterson

Visitors: Keegan McCormack, Olivia Sinclair, Kristin Staubly, Larry Conkin

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Garret Burton, Sam Cooper

II. APPROVAL OF THE AGENDA

Staff stated that since the work session, the Lebanon Meadows construction has been completed and that item number three under New Business, the irrevocable letter of credit item, can be removed from the agenda due to no longer being necessary. Staff additionally advised that the Chairman had granted approval for a late addition to the agenda. Staff noted that the late addition is the Sullivan County Zoning Text Amendment for Temporary RV Dwellings. Staff updated the Commission that the County Attorney had a single word change which requires the Commission to review and send a recommendation to the Sullivan County Commission. A motion was made by Sam Booher, seconded by Gary Mayes, to amend the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the October 14, 2024 Work Session Minutes

2. Approval of the October 17, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Jason Snapp, seconded by Tim Lorimer, to approve the minutes of the October 14, 2024 work session minutes and the October 17, 2024 regular meeting minutes. The motion passed unanimously, 7-0.

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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Summerville/Kendrick Creek Road Rezoning (REZONE24-0237). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from A-1 to R-1C. Staff identified the vicinity of the property, along Summerville Road and Kendrick Creek Road. Staff stated that the requested zone for the 106 acre site is R-1C. Staff noted that the future land use plan indicates single family residential for the site. Staff stated that the site would come back to the Commission when it is time for a preliminary subdivision approval. Staff stated that two emails were received about the rezoning from adjacent property owners. The emails referenced not wanting the property to be developed due to wildlife habitat destruction. A motion was made by Tim Lorimer, seconded by Candice Hilton, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed unanimously, 7-0.
2. Lebanon Meadows Final Planned Development Plat (PD24-0238). The Commission is requested to grant final planned development plat approval for Lebanon Meadows. Staff identified the location of the four acre site off Lebanon Road in the Colonial Heights area of the City. Staff noted that the site received preliminary approval in late 2023 and that the submitted final matches the preliminary. Staff stated that the development is almost finished with construction and that the few remaining items are contained in a guarantee request that will be the next agenda item. Staff noted that there are no variances associated with this final approval. A motion was made by Sam Booher, seconded by Anne Greenfield, to grant preliminary approval. The motion passed unanimously, 7-0.
3. 2405 Memorial Boulevard New Outdoor Display Area Preliminary ZDP (COMDEV24-0252). The Commission is requested to grant preliminary zoning development plan approval

for a new outdoor display area at the site of a new Rural King store. Staff identified the vicinity of the request, located inside the northeast corner of the Fort Henry Mall parking lot. Staff stated that it is a B-4P zone requirement that the outdoor display area receives zoning development plan approval from the Commission. Staff stated that the sole zoning requirement of a landscaping plan for the site has been approved by the City's Landscaping Specialist. Staff recommended approval for the zoning development plan. A motion was made by Anne Greenfield, seconded by Jason Snapp, to grant preliminary zoning development plan approval. The motion passed unanimously, 7-0.

4. Division of a Part of the Phyllis Moore Property 1600 Childress Ferry Road (MINSUB24-0244): The Kingsport Regional Planning Commission is requested to consider granting final subdivision approval of the Phyllis Moore Property. Staff identified the location of the site, south of the Warrior Falls development and along Childress Ferry Road. Staff stated the reason for the subdivision coming to the Commission is that the proposal is not served by public water. Staff noted that the subdivision regulations require all new lots to be served with a public water supply. Staff noted that similar requests had been approved by the Commission in the past in this area due to lack of public water being close by. Staff noted that the Water Services Department of the City estimates the cost of eighty thousand dollars to extend water to the site. The Commission recalled past precedents in this area where water variances have been granted in the past due to a similar hardship of rocky terrain and distance from public water lines. It was noted that the property is currently served by a functioning water well. A motion was made by Sam Booher, seconded by Candice Hilton, to grant final subdivision approval along with the variance to public water availability. The motion passed unanimously, 7-0.
5. 108 Barton Street, Preliminary Zoning Development Plan (MUD24-0254). The Commission is requested to grant preliminary zoning development plan approval for 108 Barton Street. Staff presented the item to the Commission, stating that the PVD zone requires Commission approval for site plans. Staff noted the proposal is a 4 unit townhome and conforms to the established setbacks of the zoning district. A motion was made by Jason Snapp, seconded by Anne Greenfield, to grant preliminary zoning development plan approval. The motion passed unanimously, 7-0.
6. 2024 Sullivan County ZTA for Temporary RV Dwelling (ZTA24-0277). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that the Sullivan County Attorney has requested a revision to the language in section B-106(F). Specifically, he would like the term "Regulation" to be replaced with "Restriction" in the first sentence of paragraph F,

as he believes "Restriction" is a stronger and more precise term. Staff noted that all other facets of the proposal are the same. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to send a positive recommendation to the Sullivan County Commission in support of approving the County zoning text amendment. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

1. Approved Subdivisions

The Commission reviewed the 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.

Public comments was conducted. No public comment was received.

IX. ADJOURN

With no further business to conduct, the meeting was adjourned at 6:17p.m.