



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, April 17, 2025 at 5:30p.m.**

**City Hall, 415 Broad Street, Montgomery-Watterson Boardroom**

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

Members Absent: Travis Patterson, Chip Millican

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

Visitors: Karen Brichy, Jarod Good, Scott Fox, Julie Byer, Christopher Brackett, Matt Conrad, Gerard Ricker, Dan Preston, Don Good, Jeremy King, Don Ketron, Bruce Moody, Tanja Moody, Allison Martin, Freddy Marino, Emma Ries, Jennifer Guthrie, Kevin Repass, Rebecca Repass, Wesley Burke, Erica Britt, Michael Britt, Trevor Drozdewski, Melanie Peters, Allison Sullivan, Edgar Gamble, Karen Schallon, Scott Schallon, Michael Hubbard, Jessica Holton, Sean Holton, Bob Casper, Arlette Casper

### **II. APPROVAL OF THE AGENDA**

A motion was made by Sam Booher, seconded by Gary Mayes, to approve the agenda. The motion passed unanimously, 7-0.

### **III. APPROVAL OF MINUTES**

1. Approval of the March 20, 2025 Work Session Minutes
2. Approval of the March 20, 2025 Regular Meeting Minutes

The Commission reviewed the minutes. The Commission did not make any corrections to either set of March minutes. A motion was made by Gary Mayes, seconded by Anne Greenfield, to approve the minutes of both the March 20, 2025 work session and the March 20, 2025 regular meeting. 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.

1. Jonathan Way Private Street Renaming (PLNCOM25-0089). The Commission is requested to send a favorable recommendation to the Board of Mayor and Aldermen in support of renaming the private street. Staff stated that the renaming proposal solely impacts the owner of the private street and their parcel. Staff recommended for sending a positive recommendation to the Board in support of the request. No members requested further information or a presentation. A motion was made by Tim Lorimer, seconded by Candice Hilton, to approve the consent agenda as presented. The motion passed unanimously, 7-0.

#### **V. UNFINISHED BUSINESS**

1. 3200 Fort Henry Drive Preliminary Zoning Development Plan (COMDEV25-0033). The Commission is to receive, for informational purposes, the amended preliminary zoning development plan. Staff outlined the changes to the fuel center egress closest to the southern Fort Henry Drive egress from the Walmart site. Staff stated that the developer's proposal no longer contains this specific egress from the fuel site as it has been removed from the site plan in favor of a hatched area to block vehicle egress. The Commission received the information and agreed that the change is appropriate. This item did not require a vote as it was for informational purposes.

#### **VI. NEW BUSINESS**

1. Cooks Valley Road Rezoning (REZONE25-0064). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to PD. Staff provided the details of the request to the Commission. Staff stated that the developer desired to build a 94+ acre residential development with both single and multifamily uses. Staff noted that PD zone developments must adhere to the land use designation cited in the Future Land Use Plan. Staff identified the current land use designation as all single family. Staff stated that a land use plan amendment proposal is also on the agenda after the rezoning proposal. Staff stated that a development plan is not a

rezoning requirement for a PD zone, but that all preliminary and final approvals in PD zones must come to the Commission for approval. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen. The Chairman opened the public comment portion of the item. Multiple attendees spoke against the request, frequently citing the major concern of opposition to the multifamily aspect of the proposal. Citizens spoke of how the multifamily aspect would be out of scale with the area and that there are limited multifamily units in the vicinity of the rezoning request. Other reasons cited for opposition to the request consist of added traffic, stormwater management concerns, and wildlife displacement. A representative for the owner of the property stated that the rezoning would let them know the development possibilities on the site. The representative for the owner of the property also stated that a full set of stormwater plans and a traffic impact study would be submitted to the city once the development was designed. The Commission expressed concern about the multifamily proposal not matching the current land use plan designation for the site and did not recognize a reason to stray from the current land use plan designation. A motion was made by Gary Mayes, seconded by Anne Greenfield, to send a negative recommendation to the Board of Mayor and Aldermen based upon the rezoning request and associated development proposal not matching the single family designation indicated by the future land use plan. The motion passed 5-1-1, with Sam Booher voting against the motion and Jason Snapp abstaining from the item and vote.

2. Cooks Valley Road Rezoning Site Future Land Use Plan Amendment (REZONE25-0064). The Commission is requested to amend the 2030 Future Land Use Plan to accommodate the multifamily portion of the Cooks Valley Road Development. Staff stated that the owner/ developer of the property has proposed a section of multifamily land use in the middle section of the Cooks Valley Road Rezoning site. Staff stated that the land use plan designation is for the entire development is single family. The Commission, after brief discussion, further confirmed that the existing single family designation is most appropriate for the site. A motion was made by Anne Greenfield, seconded by Candice Hilton, to not amend the 2030 Future Land Use Plan. The motion passed 5-1-1, with Sam Booher voting against the motion and Jason Snapp abstaining from the item and vote.
3. 1111 Kinzer Lane County Rezoning (REZONE25-0078) The Kingsport Regional Planning Commission has been requested to send a positive recommendation to the Sullivan County Commission for a county rezoning. Staff identified the location of the Sullivan County rezoning off of Kinzer Lane. Staff noted that the current zone of the property is R-1 and the requested zone is R-2. Staff noted that the R-2 zone is being requested in order to establish a single-wide trailer on the property. Staff drew attention to all the surrounding R-2 districts near the

rezoning site. Staff confirmed the single family land use plan designation for this site from both the City and County land use plans. A motion was made by Sam Booher, seconded by Candice Hilton, to send a positive recommendation to the Sullivan County Commission based upon conformance with the City and County future land use plans. The motion passed unanimously, 7-0.

4. Airport Parkway Residential Development (PD24-0195). The Commission has been requested to grant preliminary Planned Development plat approval for the Airport Parkway Residential Planned Development. Staff identified the vicinity location of the 39-acre development proposal. Staff noted that the development is planned to contain 111 single family homes in this Planned Development District. Open space provided amounts to 42%, which easily justifies the proposed density of 4 units per acre. The developer has requested two subdivision regulation variances. One variance request is a 2,020' for the maximum distance of a dead end road. The second variance is for the proposed Fire Apparatus Access Road cross section to serve an additional 625 trips in order to permit the projected 1,110 trips per day generated by the development. 1,500 trips per day. Staff identified the unique layout of the area and how TDOT would not grant access off of Airport Parkway for any driveway connections. A motion was made by Tim Lorimer, seconded by Jason Snapp, to grant preliminary approval along with the two associated variances of 2,020 feet to the maximum length of a dead end street and an increase of trips per day to the fire apparatus access road of 625 trips to satisfy the needs of the development. The motion passed unanimously, 7-0.
5. 2016 Netherland Inn, Preliminary Zoning Development (MUD25-0075). The Commission is requested to grant preliminary zoning development plan approval for 2016 Netherland Inn Road. Staff presented the details of the proposal to the Commission. Staff stated that the item has already received a maximum front yard variance from the Board of Zoning Appeals and also has Historic Zoning Commission approval. Staff stated that the proposal meets the standard for a Planned Village District site plan preliminary approval. A motion was made by Jason Snapp, seconded by Anne Greenfield, to grant preliminary approval. The motion passed unanimously, 7-0.
6. 2100 Enterprise Place Preliminary Zoning Development Plan (COMDEV25-0053). The Commission is requested to grant preliminary zoning development plan approval for a new hotel. Staff stated that this item would also be going to the Gateway Review Commission for approval. Staff noted that the proposal meets the B-4P district setbacks and development standards. Staff noted that the parking is adequate for hotel use and noted that the City's Landscape Specialist has approved the landscaping plan. A motion was made by Anne

Greenfield, seconded by Tim Lorimer, to grant preliminary zoning development plan approval. The motion passed unanimously, 7-0.

7. Brickyard Village Phase 1A Final Plat (PD24-0301). The Commission is requested to grant final plat approval to Brickyard Village Phase 1A. Staff stated that the developer of Brickyard Village has proposed a final plat for phase 1A. Staff noted that this phase contains 8 single family lots long Brickyard Park Drive. Staff noted that Brickyard Park Drive, to the roundabout, has been completed. Staff noted that an irrevocable letter of credit is being proposed for the remaining improvements for the site. The Commission acknowledged conformance of the phase with the approved preliminary PD plan. A motion was made by Sam Booher, seconded by Anne Greenfield, to grant final plat approval. The motion passed unanimously, 7-0.
8. Brickyard Village Phase 1A Irrevocable Letter of Credit (PD24-0301). The Commission is requested to accept an irrevocable letter of credit for the remaining improvements of Brickyard Village Phase 1A. Staff noted that the bond estimate total comes out \$128,958.21 and covers the remaining improvements for the development for one year. Staff stated that as-built drawings, mulching, street lights, stormwater basin, sidewalks, and pavement marking improvements are left to be completed. A motion was made by Sam Booher, seconded by Anne Greenfield, accept the irrevocable letter of credit in the amount of \$128,958.21 to cover the remaining Brickyard Phase 1A improvements. The motion passed unanimously, 7-0.
9. 730 Boone St. Surplus (Rotary Park) (SURPLS25-0022). The Commission has been requested to declare 730 Boone St., also known as Rotary Park, as surplus property. Staff noted that the City no longer has a use for the property and recommended a surplus designation. Staff noted that the property has a small area that will need an Atmos gas easement for one of their current lines. Staff noted that the proposal will not go to the Board for Approval until the gas easement is completed. A motion was made by Jason Snapp, seconded by Tim Lorimer, to declare 730 Boone Street as surplus property. The motion passed unanimously, 7-0.
10. 2025 Sullivan County Fees ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the submitted zoning text amendment. Staff reviewed the fee text amendment from Sullivan County. Staff noted that only a small amount of text had changed since last fall which was the last time the Commission reviewed the text amendment proposal. A motion was made by Jason Snapp, seconded by Tim Lorimer to send a positive recommendation to the Sullivan County Commission in support of approving the proposed text amendment. The motion passed unanimously, 6-0-1, with Gary Mayes passing on the vote.

## **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**