



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Thursday, January 18, 2024 at 5:30pm

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, John Moody, James Phillips, Tim Lorimer, Travis Patterson, Jason Snapp, Sam Booher

Members Absent: Anne Greenfield, Chip Millican

Staff Present: Ken Weems, AICP, Jessica McMurray, Savannah Garland, Garret Burton

Visitors: Ben Herrick, Jonathan Pierce, Darrell Duncan

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by James Phillips, to approve the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

1. Approval of the December 18, 2023 Work Session Minutes
2. Approval of the December 21, 2023 Regular Meeting Minutes

The Commission reviewed the minutes. Without any corrections identified, Tim Lorimer made a motion, seconded by Sam Booher, to approve the minutes of the December 18, 2023 Work Session and the December 21, 2023 regular meeting as presented. 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. N Eastman Road Rezoning (REZONE23-0379). 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-1C zone to the P-1 zone. Staff identified the location of the request along N Eastman Rd. Staff stated that the location is .55 acres in size and proposed for a P-1, Professional Offices zone. Staff noted that the owner of the property ultimately wants to construct a cell tower on the property. Staff stated that before a cell tower could receive zoning approval, the P-1 zone would need to be effective and also the Kingsport Board of Zoning Appeals would have to approve a special exception for the cell tower use on the property. Staff noted that there is an existing P-1 zone that contains an insurance office and abuts the rezoning site on its south side. Staff stated that the steep topography of the site lends itself to a development with a relatively small footprint. Travis Patterson inquired about how much grading would need to be performed. Staff noted that this type of detail would be included in the forthcoming construction plans. The Chair opened the public hearing. Jonathan Pierce stated that a cell tower should not be located close to the adjacent restaurants or the local high school and that he is opposed to the project. Staff reiterated that this evening the Commission is forwarding a recommendation to the Board as to whether or not a P-1 zone is appropriate for the parcel. Acknowledging the proposed cell tower aspect of the rezoning, staff reiterated that the final zoning approval for the tower would be the responsibility of the Board of Zoning Appeals since the zoning code requires a special exception to be granted for a communications facility in a P-1 zone. A motion was made by James Phillips, seconded by John Moody, to send a positive recommendation to the Board of Mayor and Aldermen in support of approving the rezoning. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

1. Receive the December 2023 - January 2024 approved subdivisions
2. Discussion of amending the 2024 meeting schedule to move the April 2024 regular meeting from April 18, 2024 to April 25, 2024. A motion was made by Sam Booher, seconded by Tim

Lorimer, to amend the 2024 meeting agenda to change the April regular meeting date from April 18, 2024 to April 25, 2024. The motion passed unanimously, 7-0.

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

With no further business, the meeting adjourned at 5:56 p.m.