



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Tuesday, January 16, 2024 at Noon  
City Hall, 415 Broad Street, Conference Room 226**

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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, James Phillips, Tim Lorimer

Members Absent: John Moody, Jason Snapp, Sam Booher, Anne Greenfield, Chip Millican, Travis Patterson

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

Visitors: none

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

### **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. No official action was taken.

### **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 southern side of the rezoning site along N Eastman Rd. Staff stated that the steep topography of the site lends itself to a development with a relatively small footprint. Staff noted that no comments have been received on the item. No official action was taken.

## **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.

## **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 12:25 p.m.