

**MINUTES OF THE REGULAR MEETING OF THE  
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall  
415 Broad Street, Kingsport, TN 37660

February 16, 2023

5:30 p.m.

**Members Present**

Sam Booher  
Pat Breeding  
Sharon Duncan  
Travis Patterson  
John Moody

**Members Absent**

Paula Stauffer  
Phil Rickman  
James Phillips

**Staff Present**

Ken Weems, AICP  
Savannah Garland  
Jessica McMurray  
Dave Harris

**Visitors**

Ed Mahaffey    Fred Baker  
Emily Chase    Terry Cunningham  
Ed Faigle        Brendlyn Larkin  
Faye Calhoun   Melinda Parsons  
Cody McCrary   Lalita Lombardo  
Jean Walker     Karen Kayros  
Mary McCrary   Billie Wisecarver  
Angie Shelton   Phyllis Kilgore  
Pam Ketron      Eddie Grills  
Jessica Harmon   Bart Rowlett  
Joanne Kilgore   Vicky Fleenor  
Ramona Dingus   Ron Dingus  
James McGee    Lisa McGee  
Susan Adesman   Inez Glauer  
Larry Glauer    Mary Gail  
Carbara Fouse

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. A motion was made by Sharon Duncan, seconded by John Moody, to approve the agenda as presented. The motion passed unanimously, 5-0. The Chairman inquired as to whether anyone on the Commission identified any changes to the minutes from the January 17, 2023 work session or the January 19, 2023 regular meeting. With no corrections identified, a motion was made by Pat Breeding, seconded by John Moody, to approve the minutes from the January 17, 2023 work session and the January 19, 2023 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.

**Hunts Crossing Bond extension (PLNCOM22-0031).** The Commission is requested to extend the Hunts Crossing irrevocable letter of credit for a period of one year. Staff stated that the developer has requested a bond extension for the remaining Phase 1 improvements. Staff noted that the new letter of credit will have a performance date of Dec 8, 2023 and an expiration date of

Mar 8, 2024. Staff inquired as to whether anyone on the Commission desired a presentation or any more information on the proposal. With no additional information requested, a motion was made by Sharon Duncan, seconded by John Moody to approve the consent agenda as presented. The motion passed unanimously, 5-0.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

- 1. Oak Street Rezoning (REZONE23-0031).** The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of approving the rezoning. Staff noted that the site is approximately .7 acres in size and that the R-4, Medium Density Apartment District zone has been requested. Staff stated that the current zoning of the site contains the R-2, Two Family District; B-3, Highway Oriented Business District; and R-1B, Residential District. Staff stated that the purpose of the request is to locate 12 residential units on the property. The applicant indicated that the housing would primarily focus on serving the elderly and disabled. Staff noted that the submitted zoning development plan conforms to the R-4 standard. The Chairman opened the item for public comment. An opposing comment was received about the view of Bays Mountain being blocked by the multifamily proposal. A motion was made by Sharon Duncan, seconded by Pat Breeding, to send a positive recommendation to the Board in support of the rezoning. The motion passed unanimously, 5-0.
- 2. Shipp Springs Annexation (ANNEX21-0136).** The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen for the annexation, zoning, and plan of services for the Shipp Springs Annexation. Staff identified the location of the request off of Shipp Springs Road. Staff stated that the proposed zoning for the site is the R3, Medium Density Apartment District. Staff stated that the annexation is necessary for the development of 281 single family homes and 300 apartment units on the site. Staff noted that the plan of services is standard and that there are no roads in the annexation area, Staff noted that due to city water and sanitary sewer already serving the property, the cost of the annexation is minimal. The Chairman opened the public comment for the item. With no public comment being received about the annexation itself, the Chairman closed public comment. A motion was made by Sharon Duncan, seconded by Pat Breeding, to send a positive recommendation to the Board for the annexation, zoning, and plan of services for the annexation. The motion passed unanimously, 5-0.
- 3. Groseclose Development Preliminary (RESDEV22-0142).** The Commission is requested to grant contingent preliminary approval for the subdivision. Staff described the details of the proposed major subdivision to the Commission. Staff stated that the proposal's main entrance would be off of Shipp Springs Road and that an emergency ingress/egress point is proposed to connect to existing right-of-way off of Woodmont Avenue. Staff stated that a sole K-value variance has been requested for the intersection in the southeast side of the proposal. Staff reviewed the local, residential, and alley cross sections as proposed. The Chairman opened the item for public comment. A total of 17 people spoke against the request. The opposing comments focused on concerns about the emergency access through Woodmont Avenue and construction deliveries being made through the same access point. A total of 2 people spoke in favor of the request, citing the need for more housing in the city. A motion was made by Pat Breeding, seconded by Travis Patterson, to grant preliminary approval along with the 3 point K Value variance, contingent upon annexation of the property. The motion passed unanimously, 5-0.

4. **Hunts Crossing Phase 3 Final (MINSUB23-0006).** The Commission is requested to grant contingent final approval for the Hunts Crossing Phase 3 subdivision. Staff stated that this side of the Hunts Crossing Development is being constructed from the Shadyside Drive side of the development. Staff stated that the proposal has a bond that would be considered as the next item on the agenda. Staff further stated that the proposal would further develop the new streets that already have preliminary approval. Staff showed the four new lots that would result from the final approval. A motion was made by Pat Breeding, seconded by Travis Patterson, to grant phase 3 final approval contingent upon the irrevocable letter of credit being received. The motion passed unanimously, 5-0.
5. **Hunts Crossing Phase 3 Bond (MINSUB23-0006).** The Commission is requested to approve an irrevocable letter of credit for the Hunts Crossing Phase 3 subdivision. Staff stated that approval of a bond (irrevocable letter of credit) for phase 3 in the amount of \$49,974.17 has been requested by the developer. A motion was made by Pat Breeding, seconded by Travis Patterson, to approve the use of an irrevocable letter of credit in the amount of \$49,974.17 for the remaining improvements to phase 3. The motion passed unanimously, 5-0.
6. **2023 Sullivan County Minor Zoning Text Amendments (PLNCOM23-0028).** The Commission is requested to send a positive recommendation to the Sullivan County Commission in support of passing the zoning text amendment. Staff summarized the Sullivan County request, stating that two proposals are up for a recommendation. Staff stated that the county needs to make changes to their zoning code to eliminate the words “enforcement duty or” from their zoning regulations since it is already mandatory for local government to enforce the stormwater management plan. Additionally, staff noted that they are distinguishing between major and minor home occupation provisions to ensure applicants know when it can be approved by staff and when proposals must be considered by the County BZA. A motion was made by Sharon Duncan, seconded by John Moody, to send a positive recommendation to the Sullivan County Commission in support of the proposed zoning text amendment. The motion passed unanimously, 5-0.

## **VII. OTHER BUSINESS**

### **Receive February Subdivision Letters**

## **VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)**

## **IX. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 7:40 p.m.

Respectfully Submitted,  
Ken Weems, AICP, Planning Commission Secretary