

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
415 Broad Street, Kingsport, TN 37660

February 13, 2023

12:00 noon

Members Present

Sam Booher
Pat Breeding
John Moody
Sharon Duncan
Paula Stauffer

Members Absent

James Phillips
Phil Rickman
Travis Patterson

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray
Dave Harris

Visitors

none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the January 17, 2023 work session or the January 19, 2023 regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. 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.

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. No official action was taken.

- 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. No official action was taken.

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. No official action was taken.
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. No official action was taken.
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. No official action was taken.
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. No official action was taken.
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. No official action was taken.

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 12:40 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary