



## **REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Thursday, October 17, 2024 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, Tim Lorimer, James Phillips, Anne Greenfield, Jason Snapp, Sam Booher

Members Absent: Travis Patterson, Chip Millican, Candice Hilton

Visitors: none

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

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

A motion was made by James Phillips, seconded by Anne Greenfield, to approve the agenda as presented. The motion passed unanimously, 6-0.

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

1. Approval of the September 16, 2024 Work Session Minutes
2. Approval of the September 19, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. No changes were identified. A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the minutes of the September 16, 2024 work session and the September 19, 2024 regular meeting minutes. The motion passed unanimously, 6-0.

#### **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. 2024 Sullivan County Fee Changes ZTA (ZTA24-0222). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that this text amendment from Sullivan County is proposing a raise to their fees. Staff noted that the Sullivan County Planning Director stated that they had to raise their fees since their fees had not been updated in a long time. Staff further stated that fees for the City of Kingsport are not contained within the zoning code and therefore do not require a zoning text amendment to be updated. Staff also stated that the new fees being proposed by the County are comparable to what the City of Kingsport charges. A motion was made by Anne Greenfield, seconded by James Phillips, to send a positive recommendation to the Sullivan County Commission in support of approving the text amendment. The motion passed unanimously, 6-0.
2. 2024 Sullivan County ZTA for Stormwater Pollution Prevention (ZTA24-0221). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff stated that this action is a TDEC update to the Sullivan County stormwater regulations. Staff stated that the same update took place for Kingsport in August of this year, but that the water services department had received the update since these particular stormwater regulations are not contained within the City's zoning code. 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 text amendment. The motion passed unanimously, 6-0.
3. 2024 Sullivan County ZTA for Temporary RV Dwelling (ZTA24-0223). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff described the request to the Commission. Staff stated that the County has found a need to allow RV use as a temporary dwelling for an owner on a parcel while a permanent residence is being constructed. Staff stated that the City does not allow this to take place. Staff stated that this allowance would work better in the County due to less density of housing as compared to the City. A motion

was made by James Phillips, seconded by Anne Greenfield, to send a positive recommendation to the Sullivan County Commission in support of approving the text amendment. The motion passed unanimously, 6-0.

## **VII. OTHER BUSINESS**

### 1. Approved Subdivisions

The Commission reviewed the subdivision approvals that have taken place since the September 2024 regular meeting.

## **VIII. PUBLIC COMMENT**

No public comment was received

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**