



## **REGIONAL PLANNING COMMISSION AGENDA**

Thursday, February 15, 2024 at 5:30pm

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, John Moody, Sam Booher, James Phillips, Chip Millican, Tim Lorimer, Anne Greenfield

Members Absent: Jason Snapp, Travis Patterson

Staff Present: Ken Weems, AICP, Savannah Garland, Bart Rowlett, Garret Burton

Visitors: Jeff Miller, Robin Cleary

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

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

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

1. Approval of the January 16, 2024 Work Session Minutes
2. Approval of the January 18, 2024 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Sam Booher, seconded by Tim Lorimer, to approve the minutes of the January 16, 2024 work session and the January 18, 2024 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.

1. Hunt's Crossing ILOC Extension (PLNCOM22-0031). The Commission is requested to approve a one year extension of the ILOC for Hunt's Crossing.
2. Riverbend Sewer Line Easement Abandonment (VACATE24-0017) . The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen to vacate a Riverbend sewer line easement.

Chairman Duncan inquired as to whether any members needed a presentation or any more information on the consent items. With no additional information requested, a motion was made by John Moody, seconded by Anne Greenfield to approve the consent agenda items. The motion passed unanimously, 7-0.

## **V. UNFINISHED BUSINESS**

## **VI. NEW BUSINESS**

1. 100 Block of Broad Street Historic Overlay (HISTR24-0212). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of a Historic Overlay District applied to the 100 Block of Broad Street. Staff explained this request from the Downtown Kingsport Association, which would be the 10<sup>th</sup> historic district in the city if approved. Staff stated that the applicant made the proposal based upon the age of the buildings (average over 100 years) and prominence of the area. Staff noted that the Historic Zoning Commission voted to send a positive recommendation on the matter. Staff stated that prior to any City Commission meetings, an informational meeting was held at the Kingsport Chamber for property owners. Staff noted that the area consists of 16 parcels that are currently owned by 12 different owners. Staff stated that the existing design guidelines will serve the area well if approved. A motion was made by Chip Millican, seconded by Anne Greenfield, to send a positive recommendation in support of the new historic district overlay to the Board of Mayor and Aldermen. The motion passed unanimously, 7-0.
2. Polo Fields Phase 2 Final PD (PD23-0372) - The Commission is requested to grant revised final approval for the Polo Fields Phase 2 Final PD plat. Staff noted that this proposal creates 29 lots in the original phases of Polo Fields where the current plan only shows home spots. Staff noted that it is always a positive change when lots are provided to home spaces in a PD

development where there originally were none. Jeff Miller spoke in favor of the item, stating that all property owners were able to sign the plat. A motion was made by James Phillips, seconded by Sam Booher, to grant amended final approval. The motion passed unanimously, 7-0.

3. 2024 Sullivan County ZTA (ZTA24-0020). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendment for detached accessory structures to the Sullivan County Commission. Staff noted that this proposal does away with the different minimum accessory structure allowances and makes a blanket 5% of parcel area as the max limitation. Staff stated that Kingsport made a similar change years ago to provide 5% parcel area for the max size of a detached accessory structures for parcels over 2 acres in size. Staff stated that this change is reflective of modern needs of Sullivan County with more items in need of storage. A motion was made by John Moody, seconded by Tim Lorimer, to send a positive recommendation to the Sullivan County Commission in support of the zoning text amendment. The motion passed unanimously, 7-0.
4. Demolition by Neglect Zoning Text Amendment (ZTA24-0026). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the proposed zoning text amendment Staff stated that a total of two changes are being proposed to the ordinance. Staff noted that the “review committee” is proposed to be changed for the “Historic Zoning Commission” and that the local historic landmark designation process is being deleted. Staff familiarized the Commission with the layout of the Demolition by Neglect portion of city code. Staff explained that the proposed change of omitting the review committee comes from the desire to have the whole Commission review potential Demolition by Neglect matters. Secondly, staff explained that the historic landmark designation process laid out in the ordinance is unnecessary after review with the City Attorney. Staff proposes eliminating the process of historic landmark designations to better streamline cases. A motion was made by Tim Lorimer, seconded by Chip Millican, to send a positive recommendation to the Board in support of approving the zoning text amendment. The motion passed unanimously, 7-0.

## **VII. OTHER BUSINESS**

1. Approved Subdivisions

## **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**