



REGIONAL PLANNING COMMISSION WORK SESSION AGENDA

Monday, February 12, 2024 at Noon

City Hall, 415 Broad Street, Conference Room 226

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, Anne Greenfield, Tim Lorimer, Chip Millican, Jason Snapp

Members Absent: James Phillips, Sam Booher, 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 January 16, 2024 Work Session Minutes
2. Approval of the January 18, 2024 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.

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. Staff noted that great progress

has been made with this development and that they need a one year extension on their letter of credit to finish the development. Staff stated that the sidewalks for the development had been completed, so the extended bond proposal is also being reduced at the same time. Staff noted that the new iloc amount is \$122,655.62 and would expire on March 8, 2025. No official action was taken.

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. Staff noted that the Riverbend developers proposed abandoning a sewer easement that is no longer used in the Riverbend development. Staff from the City's water services division agreed with the proposal. Jason Snapp stated that he would be recusing himself from this item. No official action was taken.

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 10th 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. No official action was taken.
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. No official action was taken.
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. No official action was taken.

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. No official action was taken.

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