



REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, April 25, 2024 at 5:30p.m.

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

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, Jason Snapp

Members Absent: Sam Booher, James Phillips, Chip Millican, Travis Patterson

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

Visitors: Jennifer Salyer, Ben Herrick

II. APPROVAL OF THE AGENDA

With no changes identified, John Moody made a motion to approve the agenda as presented. The motion was seconded by Tim Lorimer. The motion passed, 5-0.

III. APPROVAL OF MINUTES

1. Approval of the March 18, 2024 Work Session Minutes
2. Approval of the March 21, 2024 Regular Meeting Minutes

The Commission reviewed both sets of minutes without identifying any needed corrections. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the minutes of both the March 18, 2024 work session and the March 21, 2024 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.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Tri-Cities Crossing Preliminary Zoning Development Plan (COMDEV24-0056). The Kingsport Regional Planning Commission is requested to consider approval of the Preliminary Zoning Development Plan in a B-4P zone for the construction of a new Southern Tire Mart. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Staff presented the details of the item to the Commission. At hand is a new tire store proposal located generally at the intersection of TriCities Crossing and Kendrick Creek Road. Staff stated that the proposal meets the B-4P development requirements without the need for variances. Staff noted that the project resides within the Gateway Overlay District and that the Gateway Commission would consider the proposal the day after the Planning Commission meeting. A motion was made by Jason Snapp, seconded by Anne Greenfield, to grant preliminary zoning development plan approval contingent upon approval of the construction plans. The motion passed unanimously, 5-0.
2. Brickyard Village Amended Preliminary PD (PD24-0036). The Commission is requested to grant amended preliminary approval for the Brickyard Village Development. Staff noted a few changes since the last approved Brickyard PD plan was considered by the Commission. Several of the once private drives are now being proposed as public residential streets. Additionally, two of the proposed public residential streets have been modified to end in a cul-de-sac. Staff stated that the revised plan did contain two variance requests. Staff noted that a modified local street section is proposed for the portion of Brickyard Park Drive that extends up to the proposed roundabout. Due to the northwest side of Brickyard Park Drive for this portion fronting single family homes, the Kingsport Curb is proposed on this side of the cross section to facilitate driveway access. The variance adds the grass strip between the Kingsport Curb and the sidewalk of 9'. Additionally, dead end streets, per the minimum subdivision regulations, must be 150' in length. The proposed termination of Diamond Way, after intersecting with Jewell Lane, is proposed to be 113'-8". The shorter than required length is due to an existing power line easement and lining up Jewell Lane with the proposed driveway opposite its connection to Martin Luther King Jr. Drive. The variance is for 36'-6" of relief to the length of a dead end street. Staff noted the variance needs will assist the developer in navigating the existing conditions of the site and the existing streets that will be extended. A motion was made by Tim Lorimer, seconded by John Moody, to grant amended preliminary

PD plan approval, along with the dead end street variance of 36 feet, 6 inches and the Kingsport Curb on the Brickyard Park Drive portion of the local street proposal, contingent upon approval of the construction plans. The motion passed 5-0.

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