



## **REGIONAL PLANNING COMMISSION WORK SESSION MINUTES**

**Monday, October 16, 2023 at Noon**

**City Hall, 415 Broad Street, Conference Room 226**

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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**

Commission members present: Sharon Duncan, James Phillips, Sam Booher, Tim Lorimer, Jason Snapp, Chip Millican, Travis Patterson, Anne Greenfield

Commission members absent: John Moody

Staff present: Ken Weems, AICP, Jessica McMurray, Savannah Garland, Garret Burton

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

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

1. Approval of the September 18, 2023 Work Session Minutes
2. Approval of the September 21, 2023 Regular Meeting Minutes

### **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. Granby Road Rezoning (REZONE23-0298). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from

the R-1B zone to the R-3 zone. Staff presented the case to the Commission. Staff noted that the purpose of the request is to facilitate future multifamily residential use. Staff drew attention to the future land use plan that designates the majority of site as appropriate for multifamily use. Staff noted that a traffic study would be required of the project. No official action was taken.

2. Tidewater Court Rezoning (REZONE23-0306). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from the B-4P and A-1 zone to the M-1R zone. Staff presented the details of the item to the Commission. Staff noted that a local power provider was seeking the rezoning to locate their new customer service center on the property. Staff noted that the entirety of the rezoning site resides inside the Gateway Overlay district. Staff further stated that the M-1R zoning proposal was the same zone as the abutting M-1R property at the terminus of Tidewater Court. No official action was taken.
3. 2023 Sullivan County ZTA (ZTA23-0307). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff presented the details of the item to the Commission. Staff stated that the text amendment proposal grants the County Board of Zoning Appeals with the authority to approve or disapprove parking reduction variances and also requires that any request for a temporary special event shall be considered as a special exception or conditional use by the County Board of Zoning Appeals. Staff stated that Kingsport already seeks City Board of Zoning Appeals approval for parking reduction requests. No official action was taken.

## **VII. OTHER BUSINESS**

## **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**