



REGIONAL PLANNING COMMISSION REGULAR MEETING MINUTES

Monday, October 19, 2023 at 5:30pm

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

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

Commission members absent: John Moody, Anne Greenfield, Travis Patterson

Visitors: Barry Boggs, Melissa Boggs, Kevin Kindy, Todd Wood

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

II. APPROVAL OF THE AGENDA

Staff noted that the approved minor subdivisions since the last meeting were inadvertently left off the agenda. Staff recommended approving an amended agenda with the said approved subdivisions included. A motion was made by James Phillips, seconded by Chip Millican, to approve the agenda as amended. The motion passed unanimously, 6-0.

III. APPROVAL OF MINUTES

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

A motion was made by James Phillips, seconded by Chip Millican, to approve the September 18, 2023 work session minutes and the September 21, 2023 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. 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. Mr. Barry Boggs stated that he lives next to the rezoning site and commented that he has concerns about the potential for increased traffic and increased crime in the area. Staff noted that a traffic study would be required for the project to ensure appropriate handling of any future traffic. A motion was made by Sam Booher, seconded by Tim Lorimer, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
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. Staff pointed out the major features of the proposed development and stated that no public comment had been received on the proposal. A motion was made by Tim Lorimer, seconded by Chip Millican, to send a positive recommendation to the Kingsport Board of Mayor and Aldermen. The motion passed unanimously, 6-0.
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. A motion was made by James Phillips, seconded by Jason Snapp to send a positive recommendation to the Sullivan County Commission. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

Receive October/November 2023 approved minor 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