

**MINUTES OF THE CALLED SCHEDULED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

Feb. 12th, 2024

1:30 p.m.

Members Present

Jewell McKinney
Dineen West
Jack Edwards
Chip Millican
Joe Cross
Scott Schriefer
Dr. Erin Reid

Members Absent

Staff Present

Savannah Garland
Jessica Harmon
Ken Weems

Visitors Present

Russell Street
Miranda Lemmer
Jim Henderson
Robin Clearly
Jennifer Hlyder
Lindea Graham

Historic Zoning Commission (HZC) Chairman Jewell McKinney, opened the meeting at 1:30 p.m. McKinney thanked the commissioners for attending the called meeting and welcomed the visitors. McKinney then asked for an approval of the Agenda which Commissioner Schriefer made a motion to approve and Vice Chair West seconded. Next Commissioner Edwards made a motion to approve the July 24th, 2023 called meeting minutes and Dr. Reid seconded.

Under “New Business” McKinney asked Planner Garland to report on the 100 Block of Broad Street. Garland explained the at the Planning Department received an application from the Downtown Kingsport Association (DKA) asking to create a new Historic District Overlay zone applied to the 100 block of Broad Street. The approximate area is 3.24+/- acres. Garland said the Historic Overlay District would be in an addition to the existing base zone for the properties, which is B-2. Garland mentioned that an informational meeting was held for all impacted property owners about the proposed new historic overlay district at the Kingsport Chamber on Dec. 1, 2023. Garland stated that staff is supportive of this request, believing that these historic structures will benefit from the designation as time goes on. Planner Garland clarified that the HZC is to make a positive or negative recommendation to the Kingsport Regional Planning Commission. The applicant answered Schriefer’s question to why it was only the 100 block to be proposed in the new district and it is because that is where the building is in question for “demolition my neglect”.

Commissioner McKinney open the floor to public Comment. A few questions were asked about the new overlay district proposal and how it would conform to the rest of Broad Street. A question was asked about what the City can do to help these building from demolition and staff explained to him that passing the overlay historic district is how the City can help from buildings getting demolished. There was discussion about how this new historic district would have a positive impact on these businesses and help keep building from getting demolished. There was no opposition. Commissioner Schriefer made a motion to send a positive recommendation to the Board Mayor and Alderman for the new Historic Overlay District on the 100 Block of Broad Street. Vice Chair West seconded the motion. The motion carries 7-0.

Next, under “Other Business” Planner Garland updated the Commissioners on the recent In-House approvals.

There is no “Other Business”.

McKinney made a motion to adjourn since there were no more comments.
There being no further business the meeting adjourned at 1:56 pm.

Respectfully Submitted,

Jewell McKinney, Chairman