

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
415 Broad Street, Kingsport, TN 37660

January 19, 2023

5:30 p.m.

Members Present

Sam Booher
James Phillips
Phil Rickman
Paula Stauffer
Travis Patterson
Sharon Duncan

Members Absent

Pat Breeding
John Moody
Brad Blackwell

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray
Dave Harris

Visitors

Ethan Beatty Charlie Miller
Jeffery Broyles John Babcock
Lee Johnson Robert Kern
Jack Keese Walt Hill
Brad Kringer Jeff Ferrell
Sue Robertson David Robertson
Caitlin Darnell Walter Taylor
Steve Arroy Katherine Arroy
Steve Robideaux Angela Robideaux
Donnie Salyer Susan Salyer
Bill Masoner Steven Bower
Beth Ashbrook Carolyn Cox
William Cox Bridget Tay
Jackie Millsap Wendell Street
Kenny Watson Nikki Watson
Linda Newman Pat Justice
Rene Winkle Joyce Owens
Craig Denison

At 5:30 p.m., Chairman Booher called the meeting to order, introduced the Commission and staff, and summarized meeting procedures. The Chairman called for approval of the agenda. A motion was made by Sharon Duncan, seconded by Phil Rickman, to approve the agenda as presented. The motion passed unanimously, 6-0. The Chairman inquired as to whether anyone on the Commission identified any changes to the minutes from the December 12, 2022 work session or the December 15, 2022 regular meeting. With no corrections identified, a motion was made by James Phillips, seconded by Travis Patterson, to approve the minutes from the December 12, 2022 work session and the December 15, 2022 regular meeting. 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.

1-01 Division of the Lands of William Gordon & Betty Jane Jones (MINSUB23-0009)

The Kingsport Regional Planning Commission is requested to grant final subdivision approval. The property is located in the 13th Civil District of Sullivan County. Staff summarized the proposal, stating that no variances are required. Staff noted that the proposal must now come before the Commission for approval due to being a minor plat over 5 lots. A motion was made by Sharon Duncan, seconded by Paula Stauffer, to approve the Consent Agenda. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1-02 Airport Parkway Rezoning (REZONE22-0365)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in regard to the rezoning. The property is located in the 18th Civil District of Sullivan County. Staff noted that the request is to rezone from the MX district to the M-2 district for the purpose of conducting future quarry operations. Staff noted the location of the site and detailed the associated rough topography. Staff stated that the land use plan calls for retail/commercial use on the property, but the topography of the site is unlikely to lend itself suitable for building construction. Staff drew attention to the adjacent gas pipeline and the roughly 70 feet of frontage the parcel contains along Airport Parkway. Staff stated that the department has received opposing comments from 3 adjacent property owners. Staff noted that the concerns are based upon blasting impact to their homes. Staff also stated that the existing adjacent quarry has been in operation since 1976. Staff recommended sending a positive recommendation to the Board of Mayor and Aldermen. Staff noted the rationale for the recommendation comes from the unique topography of the site restricting it from being a commercial or retail use. The Chairman recognized a consultant on behalf of Blue Water Industries that provided a presentation on the impact of blasting at the existing quarry. The representative provided information at the meeting that demonstrates the extent of blasting that has occurred on the site for many years. During public comment, a total of 14 people spoke against the request. Those in opposition cited concerns of blasting impact on their homes and the potential for toxic dust. A total of 3 people spoke in favor of the request, stating that the quarry has always been a good neighbor to them. A motion was made by Sharon Duncan, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously, 6-0.

1-03 2023 Sullivan County Minor Zoning Text Amendments (PLNCOM23-0019)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in regard to the proposed minor county zoning text amendments. The proposal impacts property under the jurisdiction of Sullivan County zoning. Staff provide the Commission with a summary of the minor amendments. Staff note that Sullivan County is proposing to remove limited manufacturing from its commercial districts, remove the allowance for the Planning Commission to forfeit paved parking requirements, and proposed to change approval for accessory residential occupancy for a nonresidential use from the Planning Commission approval authority to admin staff approval authority. Staff recommended sending a positive recommendation to the Sullivan County Commission for the proposed zoning text changes. A motion was made by Paula Stauffer, seconded by Phil Rickman, to send a positive recommendation to the Sullivan County Commission to approve the minor zoning text amendments. The motion passed unanimously, 6-0.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

1-04 Receive, for Information Purposes, the December 2022 - January 2023 Approved Subdivisions

VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:26 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary