

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

City Hall
415 Broad Street, Kingsport, TN 37660

January 17, 2023

12:00 noon

Members Present

Sam Booher
Pat Breeding
Paula Stauffer
Sharon Duncan
James Phillips

Members Absent

Brad Blackwell
John Moody
Phil Rickman
Travis Patterson

Staff Present

Ken Weems, AICP
Savannah Garland
Jessica McMurray
Dave Harris

Visitors

none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the December 12, 2022 work session or the December 15, 2022 regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

- 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. No official action was taken.

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. No official action was taken.

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. No official action was taken.

V. UNFINISHED BUSINESS

VII. OTHER BUSINESS

12-05 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 12:30 p.m.

Respectfully Submitted,
Ken Weems, AICP, Planning Commission Secretary