



REGIONAL PLANNING COMMISSION WORK SESSION MINUTES

**Monday, November 13, 2023 at Noon
City Hall, 415 Broad Street, Conference Room 226**

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: John Moody, James Phillips, Sam Booher, Anne Greenfield, Chip Millican, Jason Snapp

Commission members absent: Sharon Duncan, Travis Patterson, Tim Lorimer

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

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Approval of the October 16, 2023 Work Session Minutes
2. Approval of the October 19, 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.

1. West Gate Phase 2 Cash Bond Release (PLNCOM21-0312) - The Commission is requested to release the cash bond for the West Gate Phase 2 Development. Staff noted that the remaining item for this project is the completion of a small amount of sidewalk. Staff stated that the sidewalk had been completed to proper standard and recommended release of the cash bond. No official action was taken.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. 1506 Lynn Garden Drive Rezoning (REZ23-0328). The Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning request from the R-1B zone to B-3 zone. Staff oriented the Commission to the vicinity location of the request. Staff noted that although the existing building on the property had contained a commercial use for decades, it is zoned R-1B. Staff noted that the applicant is currently in the process of cleaning out the existing structure and would like to utilize the structure for indoor, climate-controlled storage. Staff stated that the requested B-3 zone is the same commercial zone for all surrounding commercial uses in this area of Lynn Garden. Staff noted that one supportive comment had been received by the public on the item. No official action was taken.
2. Highway 126 County Rezoning (REZONE23-0339) The Commission is requested to send a positive recommendation in support of the rezoning request from the R-1 zone to PBD/SC zone to the Sullivan County Commission. Staff described the location of the request, adjacent to an existing storage facility owned by the applicant. Staff stated that the commercial zone proposal is consistent with the future land use plan. Staff further stated that the purpose of the rezoning is to expand the storage use for the existing storage facility. Staff noted that no calls had been received on the item. No official action was taken.
3. Riverbend Preliminary Planned Development (PD23-0329)) The Commission is requested to approve the Riverbend Preliminary PD plat. Staff stated that the preliminary submittal will result in a new residential street that has a length of 761 feet and will serve 45 new single family homes in the Riverbend Development. The proposal contains 57% open space which allows a maximum of 7.32 units per acre. The proposed density is 6.5 units per acre. Staff noted that no variances are needed for this development and subsequently recommended approval contingent upon approval of the construction plans. No official action was taken.
4. E. Main St. Right-Of-Way Dedication Plat (MINSUB23-0351) The Commission is requested to approve the E. Main St. Right-Of-Way dedication plat. Staff explained the need for the proposal, citing a need by the city's water services department to best serve adjacent property. Staff noted that an alley would ultimately be constructed within the street right-of-way, but those plans would not be submitted until after the Main Street rebuild project in complete. No official action was taken.

5. 2023 Sullivan County ZTA (ZTA23-0338). The Commission is requested to send a positive recommendation in support of the submitted zoning text amendments to the Sullivan County Commission. Staff summarized the proposed zoning text amendment, stating that Sullivan County has identified a need to create a Planned Artisan District. The proposal for this new zoning district would permit new uses such as blacksmithing, art studios, and artisan workshops. City staff noted that dependent upon which is the principal use, these types of businesses can locate inside City limits in either commercial or industrial zones. Staff recommended sending a positive recommendation to the Sullivan County Commission. No official action was taken.

VII. OTHER BUSINESS

1. Approved Oct. - Nov. 2023 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

With no further items to review, the Chairman adjourned the meeting at 12:40 p.m.