

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

City Hall
225 W. Center Street, Kingsport, TN 37660

February 21, 2013

7:00 p.m.

Members Present

Colette George, Vice-Chairman
Alderman Mike McIntire
“Buzzy” Breeding
George Coleman
Jim Lewis
David Stauffer
Mark Selby

Members Absent

Dennis Ward, Chairman
Hoyt Denton

Staff Present

Lynn Tully
Forrest Koder
Karen Combs
Ken Weems
Chris Alley
Corey Shepherd, Intern

Visitor’s List

Danny Carr
G. W. Hood
Brian Hite

At 7:00 p.m., Alderman Mike McIntire called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. A motion was made to approve the agenda for the meeting by Mark Selby seconded by George Coleman. The motion was approved unanimously. The minutes for the work session held January 14, 2013 and the regular meeting held January 22, 2013 were approved. A motion was made by George Coleman seconded by Jim Lewis. The motion was approved unanimously, 4-0. There being no items for the consent agenda and no unfinished business, the Planning Commission heard new business.

NEW BUSINESS

02-01 Performance Bond – Autumn Woods – Phase 3 – (10-201-00083) – The Planning Commission considered a request to approve the reduction of the Performance Bond for the Autumn Woods Subdivision, Phase 3, in the amount of \$181,500 to a new amount of \$146,465. Mr. Forrest Koder presented the bond reduction stating that the \$35,000 in reduction was recommended by Engineering with a new estimate for the remainder of the work. Mr. Koder noted that the bond reduction is recommended by staff. Alderman McIntire opened the item for public hearing. There being no speakers in favor of or opposition to the request, the motion was made by George Coleman seconded by “Buzzy” Breeding to approve the reduction as requested. The motion was approved unanimously, 5-0.

Dave Stauffer arrived at 7:03 p.m. and Colette George arrived at 7:05 p.m. Upon Colette George’s arrival, she took charge of the meeting as Vice Chair.

02-02 Jones Concept Subdivision – (13-201-00004) – The Planning Commission considered a request to deny the concept subdivision on Snapps Ferry Road. The property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Mr. Forrest Koder presented the item. Staff noted that the proposed concept plan includes 12 lots on approximately 4.68 acres. The lots front on Snapps Ferry Road and the subdivision regulations as approved currently recommend marginal access streets for any subdivision that fronts along a collector. As currently designed, all driveways for the 12 lots would back onto Snapps Ferry Road, which is a collector street. Mr. Koder noted that the topography in this area is quite steep with a 50' difference from one end of the lot to the other. This particular topography creates a blind area for some of these driveways. Staff did recommend denial of the concept plan based on the recommendations of the subdivision regulations and the future land use plan which currently indicates commercial uses is appropriate for this site. Mr. McIntire noted that the 12 lots are shown, however, sewer is not expected for installation for approximately 7 ½ years according to the current plan of services. He further noted that with a septic system, the lots would have to be larger, and in his estimation, would amount to no more than possibly 9 lots. Mr. Selby asked about the County having any jurisdiction for septic in this area, to which staff stated that septic, may be approved with limited extension from our sewer department. However, additional discussion would need to take place with our current Public Works department for that approval. There being no further questions, Mr. McIntire opened the item for public hearing. Mr. Danny Carr spoke in favor of the request noting that the property owner understands that the sewer question would need to be resolved. He noted that water is available at the eastern property line with a 2" line. Mr. Carr noted that although they would back out onto a collector street there is a steep bank on the other side of the road making the other side of the road relatively undevelopable. He also noted that other nearby subdivisions have been allowed to divide off of a collector street. Commissioner Breeding asked if the lots shown could accommodate a septic system, to which the surveyor replied that they could not as they are currently shown as they are too small. However the soils are appropriate for septic and should perc based on his experience. Commissioner Selby asked if the lots could be graded to an approved site distance to which the surveyor stated that they could not be redesigned for sight distance as proposed. Alderman McIntire noted that in his opinion that staff is correct in the recommendation for commercial uses on this particular property based on the surrounding interstate and other uses. Commissioner Breeding asked if the access road was a requirement of the subdivision regulations to which staff responded that the subdivisions do not require the road, however, design for subdivisions on a collector road are approved on a case by case basis with the recommendation being for marginal access streets. Commissioner Coleman noted that in this case a single point of entry would be preferable with the location as far from the top of the grade as possible. Commissioner Selby asked if this marginal access street would be a new public road. Staff stated that it would be in the public system for maintenance and construction specifications. Several commissioners also affirmed that a residential use for this property does not appear to be viable or best suited for this site. Commissioner Selby asked if it would be preferable to defer the subdivision request to next month for a redesign. The consensus from the Commission was that they could return with a new plan next month even with the denial. There being no further speakers, the hearing was closed. A motion was made by Mike McIntire seconded by "Buzzy" Breeding to deny the request as presented. The motion was approved unanimously, 6-0.

02-03 Zoning Text Amendment Report – County Wide – (13-801-00001) – The Planning Commission considered a request to approve and recommend to the County Commission a Zoning Text Amendment regarding residential yard sales. Mrs. Karen Combs presented the item. Staff noted that the Sullivan County zoning regulation amendment is for home occupation related uses specific to residential yard sales. They further noted that it applies to the County only and the City has a separate regulation. City staff introduced the City regulation and outlined the differences between the two as it is currently proposed. Staff did recommend approval of this request to the County Commission. Mr. Stauffer asked if this was a recent problem in the county to which Alderman McIntire responded that the County Planning Commission has been dealing with these types of complaints for quite some time. Vice

Chairman Colette George opened the item for public hearing. There being no speakers in favor of or opposition to the request, the public hearing was closed. A motion was made by Mike McIntire seconded by Dave Stauffer to approve and recommend the Zoning Text Amendment as presented. The motion was approved unanimously, 6-0.

02-04 Tourist Accommodation/Commerce District (TA/C) – Ordinance for Signs - (12-801-00002)

The Planning Commission considered a request to approve and recommend to the Board of Mayor and Aldermen a proposed amendment to Article IV Signs, Section 114-569(13) – Tourist Accommodation District TA/C of the sign regulations. Mr. Forrest Koder presented the request. Mr. Koder noted that most of the smaller tracts of TA/C Zoning District that were inadequate to meet the current regulations have been rezoned at this time. He further noted the locations of the existing TA/C Districts that remain with one along Meadow View Parkway, one at the Carolina Pottery area, and one at the Airport Parkway intersection which includes Second Harvest Food Pantry and other uses. Mr. Koder introduced the new allowable sign types within the TA/C Zoning District. This included seven new sign types and a requirement for a sign package which is to be approved by the Planning Commission, also a sign covenant that may be allowed if the developer so chooses. Staff further noted that the Gateway District would allow the signs as well although at a 50 percent reduction. Staff presented examples of sizes allowable in the TA/C District inside and outside of the Gateway District. Staff also provided examples of the wall signage allowable with the reverse channel lighting feature. Vice Chairman George asked staff to consider where to measure the height. She noted that the height of the lights at the top of the monument signs were not included in the overall height of the sign, however, she indicated that she would like to see that height included in the calculation. Alderman McIntire asked whether the sign specifications indicate a requirement for site distance at intersections and driveways. Chris Alley noted that he would have traffic check these during the installation and we would further check the site triangle language in the zoning code. An inspector would be out there to check these items as the sign is being constructed. Mr. Alley also noted that traffic will check their location during the zoning plan approval. Further, Mr. Koder noted that the locations of these signs as part of the sign package will be noted on all the site plan approvals within the zoned district. Mr. Koder then outlined the definitions being added to reference the new signage types and specifically a definition for measurement of the copy area. Alderman McIntire complimented the staff on making a new and more attractive sign package available for the TA/C Zoning District. There were no speakers from the public and a motion was made by Mike McIntire seconded by “Buzzy” Breeding to approve the zoning code as presented with a definition for the measurement of height. The motion was approved unanimously, 7-0.

PUBLIC COMMENT

There were no speakers for public comment.

OTHER BUSINESS

02-05 Receive a letter of subdivision for Sullivan Baptist Church located along Maplewood Street.

02-06 Receive, for informational purposes only, the minutes of the Board of Zoning Appeals regular meetings held November 1 and December 6, 2012.

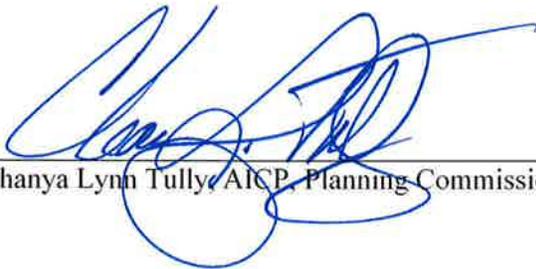
02-07 Receive, for informational purposes only, a monthly report from Jeff Fleming of new businesses for January 2013.

02-08 Receive, for informational purposes only, a monthly report from the Building Division for January 2013 as well as a report for calendar year 2012.

ADJOURNMENT

Director Tully reminded the Commission of the upcoming Home Show on March 1 & 2, 2013 and encouraged all to attend. Director Tully also thanked the Commission for promptly turning in their required ethics forms to the State. There being no further business, a motion was made Mike McIntire seconded by George Coleman to adjourn the meeting at approximately 7:52 p.m. The motion was approved unanimously, 7-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary