

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

The Improvement Building
201 W. Market Street, Kingsport, TN 37660

March 18, 2013

12:00 Noon

Members Present

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

Members Absent

Staff Present

Lynn Tully
Ken Weems
Karen Combs
Corey Shepherd
Hank Clabaugh
Chris Alley
Michael Thompson
Tim Elsea

Visitor’s List

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully distributed a copy of a letter received by Commissioner George Coleman from the Cooks Valley Voters Association and attached a review of expenditures for traffic improvement in the Cooks Valley area. Mrs. Tully called attention to the attachment prepared by staff which includes a listing of expenditures for traffic improvements and upgrades within the Cooks Valley area over the course of the last 20 years including the most recent project. Those expenditures total almost \$3,000,000 and have not included typical resurfacing and maintenance in the area.

Mrs. Tully presented the tentative agenda for the March 21, 2013 meeting of the Planning Commission for discussion. No changes were presented to the agenda. Mrs. Tully also asked for changes to the minutes for the February 18, 2013 work session and the regular meeting held February 21, 2013. There being no changes suggested, the minutes will be submitted as complete during the March 21, 2013 meeting.

There were no items presented for the consent agenda and there was no unfinished business.

NEW BUSINESS

03-01 Zoning Text Amendment – County Wide – Stormwater – (13-801-00002) – The Planning Commission heard a presentation to consider a request for approval and a favorable recommendation to the County Commission regarding an amendment to the County’s Zoning Resolution Governing Peak Stormwater Management and Erosion and Sediment Control. Mrs. Karen Combs presented the request noting that this is similar to updates required from the State for the recent change to the City’s Stormwater Management Ordinance as well. Mrs. Combs noted that the City’s Stormwater Engineer has also reviewed this request for its continuity with the City regulations although this a County zoning text change. She further noted that the changes would apply only to the County properties and not within the City limits. There was discussion

regarding review of subdivision construction plans within the Urban Growth Boundary. Staff noted that although most construction documents would be reviewed by the City's staff within the Urban Growth Boundary for any new subdivisions the stormwater plans would need to be reviewed by County staff. There being no additional questions, no official action was taken on this item.

03-02 Shadyside Drive - Annexation, Zoning and Plan of Services – (13-301-00004) – The Planning Commission heard a presentation to consider approval and recommendation of the annexation, zoning, and plan of services for Shadyside Drive including addresses 1101, 1105 & 1109 to the Board of Mayor and Aldermen. Mr. Ken Weems presented the item noting that the annexation included three parcels of approximately 1.6 acres total. The annexation area was partially requested with two of the three parcels included being requested by petition of the property owners. Staff stated that numerous attempts have been made to contact the other property owner that is included in the request and have been yet unsuccessful; however, additional attempts were to be made that afternoon. Commissioner Selby expressed concern that every effort be made to contact the property owner. Staff member Weems noted that we have sent letters and the adjoining neighbors have tried to also contact the property owner. Mr. Weems noted that there are no school-age children in the request and few residents. Their petition was made primarily for financial reasons, reducing the water and sewer costs for the current properties as well as eliminating the garbage fee. There being no further questions, no official action was taken.

03-03 Bicycle Parking Ordinance – (13-101-00001) – The Planning Commission heard a presentation to consider approval and a favorable recommendation to the Board of Mayor and Aldermen regarding a Bicycle Parking Ordinance. Mr. Ken Weems presented the item indicating that this is a new requirement for commercial properties. The intent is to encourage bicycling inside the city limits and it arises from a variety of previously approved plans including the Blue Ribbon Task Force and the AARP Active Living Conference 100 Day Challenge. Mr. Weems noted the design standards for the bicycle parking racks being recommended as well as required locations. He noted the variety of options for locating the racks based on the type of development being presented. There was much discussion regarding the material being required for the racks as a stainless steel inverted "U" shape. Several options for materials were discussed with the Commission offering a galvanized finish as an alternative. Staff stated that they would prepare additional research and a recommendation for a more inexpensive finish at the Planning Commission meeting as an amendment to the report. There being no further questions, no additional action was taken.

OTHER BUSINESS

Mrs. Tully noted the items of other business noted on the agenda and asked for any questions. No questions were offered at that time. Further, Mrs. Tully noted that the Planning Commission is requested to meet on April 15, 2013 with the Board of Mayor and Aldermen and representatives from the City/County Boards of Education to discuss future annexation plans. The review of annexation plans is currently underway by staff. There being no additional business and no further changes to the agenda, the work session was closed at approximately 12:45 p.m.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary