

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

City Hall
225 W Center Street, Kingsport, TN 37660

October 16, 2014

7:00 p.m.

Members Present

Dennis Ward, Chairman
Buzzy Breeding
Dr. Heather Cook
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
Beverly Perdue
Mark Selby
Dave Stauffer

Staff Present

Ken Weems
Justin Steinmann
Jacob Grieb

Members Absent

John Moody

Visitor's List

Christine Carroll
Emily Carroll

At 7:00 p.m., Chairman Dennis Ward called the meeting to order, welcomed the audience, introduced the commissioners and staff and summarized the meeting procedures. Chairman Ward asked for approval of the agenda. A motion was made by Vice Mayor McIntire seconded by Commissioner Perdue to approve the agenda as presented. The motion was approved unanimously 8-0. Chairman Ward asked for any changes to the minutes of the work session held August 18, 2014 and the regular meeting held August 21, 2014. A motion was made by Vice Mayor McIntire seconded by Commissioner Perdue to approve the minutes as presented. The motion was approved unanimously 8-0.

CONSENT AGENDA

None

UNFINISHED BUSINESS

None

NEW BUSINESS

10-01 Bicycle Parking Ordinance- (13-101-00001)

The Planning Commission considered a request for approval to establish bicycle parking requirements in the city for certain business and related uses. Staff explained the details of the zoning text amendment proposal. Parcels that will require bicycle parking are proposed to be located within a 500 foot buffer of the streets identified as local and state identified bike routes, to include the Kingsport Greenbelt. Staff explained that the proposed requirement for bicycle racks will be 5% of what is currently required for automobile parking spaces. Additionally, staff reviewed the proposed physical location and design standards for the racks. Mr. Weems explained a parking bonus feature of the proposal, which is applicable to all new structures where parking is required regardless of whether or not they are required to install bike racks. The parking bonus offers a 1:1

reduction of automobile parking spots for each bicycle parking spot proposed, with a maximum reduction of automobile parking being no more than 10% of the total requirement. Commissioner Denton asked if office uses were included in the list of entities that would fall into the category of business and related uses that would be required to install the bicycle parking. Mr. Weems stated that office uses are included. Vice Mayor McIntire asked if the parking requirement is defined by zone. Mr. Weems stated that the requirement is defined by use, which in this case typically defaults to a commercial zone. Mr. Weems stated that the zone most heavily impacted by the bike parking requirement is the B-3 zone. Mr. Weems added that this is due to the proliferation of B-3 zoning along many of the established bike routes. Vice Mayor McIntire stated that there is no question that the bonus feature of the ordinance will help people save money. Staff recommended sending a positive recommendation to the BMA to approve the bicycle parking zoning text amendment. There being no additional discussion, a motion to send a positive recommendation to the BMA was made by Commissioner Selby seconded by Commissioner Cook. The motion was approved unanimously 8-0.

10-03 Vesting Zoning Text Amendment – (14-801-00005)

The Planning Commission considered a request to approve a zoning text amendment that adds vesting requirements to the city zoning code. Staff explained the details of the amendment, which complies with new state legislation that adds vesting rights for developers in regards to their preliminary zoning development plans. Mr. Weems outlined the timeline for the new vesting rights, which total ten years for single phase developments and 15 years for multi-phase developments. Additionally, Mr. Weems explained the situations, as dictated in state law, which cause a developer to lose vesting rights for their preliminary zoning development plans. Mr. Weems noted that preliminary zoning development plans are currently approved for a total of 24 months, at which time the Planning Commission can revoke approval of a preliminary zoning development plan if a final zoning development plan has not been submitted. Commissioner Denton asked what Commissioner Stauffer thought of the amendment. Commissioner Stauffer commented that it will help developers, and that it was started because developers were asked to change an approved preliminary plan. Vice Mayor McIntire added that extending the time frame for preliminary approval is the intent of the legislation, and that many developers felt the impact of new requirements after they were financially forced to delay projects due to the great recession (during which time their preliminary approval had expired). Commissioner Denton stated that this legislation sounds pro-developer. Staff recommended sending a positive recommendation to the BMA to approve the zoning text amendment. There being no additional discussion, a motion to send a positive recommendation to the BMA was made by Commissioner Breeding seconded by Commissioner Perdue to approve. The motion was approved unanimously 8-0.

10-04 Engineering Design Standards – (for informational purposes only)

The Planning Commission received a presentation from Mr. Grieb of the City Engineering Department for informational purposes only. The presentation pertained to the Engineering Design Standards for the City. Mr. Grieb explained the proposal to the

Commission. Vice-Mayor McIntire asked if these standards would be reviewed on a regular basis. Mr. Grieb stated that these standards will be updated as needed. Mr. Grieb added that the engineering standards document compiles all of the existing engineering standards into one place. Commissioner Stauffer asked if stormwater standards are included in the document. Mr. Grieb explained that the stormwater standards would be included once they are updated in the near future. Commissioner Denton asked what the new stormwater regulations will require. Mr. Grieb stated that the most significant change is that new developments must be able to infiltrate the first inch of runoff on site. The Commission thanked Mr. Grieb for his presentation.

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

VIII. OTHER BUSINESS

IX. ADJOURNMENT

10-06 Receive a letter of resubdivision of the Summitt at Preston Park, on Preston Park Drive.

10-07 Receive a letter of resubdivision of the Barnes Property, on Center Street.

10-08 Receive a letter of resubdivision of the Bishop Property, on Island Road.

10-09 Receive a letter of resubdivision of the Ridgefields Lot 3R & 5R, on Ridgefields Road.

10-10 Receive a letter of resubdivision of the Gateway Commerce Park Replat, on Gateway Commerce Park Court.

10-11 Receive a letter of resubdivision of the Edinburgh Phase 3, Lot 3B, on Edinburgh Channel Road.

10-12 Receive a letter of resubdivision of the Snodgrass Property, on South River Drive.

10-13 Receive a letter of resubdivision of the Oak Hill Cemetery Plat, on Truxton Drive.

10-14 Receive a letter of resubdivision of Edinburgh Phase 5, on Calton Hill Road.

10-15 Receive a letter of resubdivision of the Anchor Pointe Lots 1 & 2, on Anchor Pointe Drive.

10-16 Receive, for informational purposes only, the New Business Report for August 2014 from Lynn Tully.

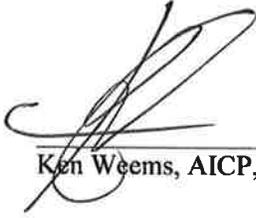
10-17 Receive, for informational purposes only, the August and September 2014 report from the Building Division.

10-18 Receive, for informational purposes only, the 3rd Quarter Comparison 2013-2014.

10-19 Receive, for informational purposes only, the August 2014 Development Services Focus.

Kingsport Regional Planning Commission
October 16, 2014, Regular Meeting

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Ken Weems', written over a horizontal line.

Ken Weems, AICP, Zoning Administrator