

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

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

July 18, 2013

7:00 p.m.

Members Present

Dennis Ward, Chairman
Hoyt Denton
Alderman Mike McIntire
George Coleman
Heather Cook
David Stauffer

Members Absent

“Buzzy” Breeding
Mark Selby

Staff Present

Lynn Tully
Ken Weems
Corey Shepherd
Chris Alley

Visitor’s List

Buddy Scott
Stephen Ellis
Jennifer Ruefer

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 recognized the service of Commissioner George Coleman - noting his long tenure on the Planning Commission as well as his wise decisions and leadership. Chairman Ward presented him with a plaque thanking him for his service.

Chairman Ward asked for approval of the agenda. There being no changes, a motion was made by Mike McIntire seconded by Dave Stauffer to approve the agenda. The motion was approved unanimously, 5-0. Chairman Ward asked for any changes to the minutes for the work session held June 17, 2013 and the regular meeting held June 20, 2013. Mrs. Lynn Tully noted that a corrected version of the regular meeting minutes of June 20, 2013 have been presented and are available at the Commissioner’s desks. The correction includes a minor change to item 06-03. There being no other changes to the minutes, a motion was made by George Coleman seconded by Mike McIntire to approve the minutes as corrected and presented. The motion was approved unanimously, 5-0.

CONSENT AGENDA

07-01 Edinburgh Phase 2f – Release of Irrevocable Letter of Credit (ILOC) – (12-201-00045) – The Planning Commission considered a request to consider releasing the ILOC for Edinburgh Phase 2f in the amount of \$133,590 issued by First Community Bank. This item was presented at the work session and infrastructure has been completed as required. There being little discussion, a motion was made by George Coleman seconded by Mike McIntire to approve the consent agenda item as presented. The motion was approved 5-0.

UNFINISHED BUSINESS

None

NEW BUSINESS

07-02 Primrose Street – Annexation, Zoning and Plan of Services – (13-301-00007) – The Planning Commission considered a request to recommend to the Board of Mayor and Aldermen the annexation, zoning and plan of services for 809 Primrose Street. This property is located outside the corporate limits of the City of Kingsport, 12th Civil District of Sullivan County. Mr. Corey Shepherd presented the item indicating that this was an owner and resident requested annexation. It includes approximately 1.8 acres with adequate water and sewer being currently provided. The current County zoning is R-2A, Single-Family Residential, with the City proposal being for R-1B, Single-Family Residential District. Based on the discussions with the owners, the request is for the children in residence to attend City schools. Commissioner Denton asked about the location for the existing sewer. Staff indicated that it is currently found along Primrose Street. The City boundaries currently adjoin the property at the rear. There being no further questions, the Chairman opened the item for public hearing. Mrs. Jennifer Ruefer spoke in favor of the request noting that she would really like her children to attend the City schools. There being no additional speakers, the public hearing was closed. Commissioner Denton asked how the transportation would be provided by the school. Staff replied that there is a school bus route in place that passes by the residence currently. There being no further questions, a motion was made by Hoyt Denton seconded by Mike McIntire to approve the annexation request and recommend the zoning and plan of services to the Board of Mayor and Aldermen. The motion was approved, 5-0.

07-03 Fordtown Road, Part 2 – Rezoning – (13-101-00006) / Zoning Development Plan Amendment (13-102-00004) – The Planning Commission considered a request to rezone 1955 and 1967 Kendrick Creek Road as well as 1637, 1650 and 1651 Fordtown Road from B-4P, Planned Commercial District, to TA/C, Tourist Accommodation/Commerce District with an amended Zoning Development Plan for the Heritage Pointe Development. This property is located inside the corporate limits of the City of Kingsport, 14th Civil District of Sullivan County. Mr. Ken Weems presented the item noting its location in the vicinity of I-81 and the existing Fordtown Road. Mr. Weems noted that this is a property owner requested zoning and that the change was expected to bring all the parcels owned and incorporated within the Heritage Pointe Development under a single zoning district. The request includes five separate parcels separated by I-81. These parcels are directly adjacent to the Heritage Pointe Development and staff does recommend the rezoning. Staff noted that the parcels meet all the requirements for TA/C District with the Zoning Development Plan and currently have utilities available for future development. Staff noted that approval is also recommended for the amended Zoning Development Plan which includes those parcels indicated for future development. Commissioner Denton asked if this was all the property owned by Mr. Taylor in the currently TA/C zone. Staff replied that all property shown on the Zoning Development Plan are owned by Mr. Taylor and are shown for the TA/C zoning district. There being no further questions, the Chairman opened the item for public hearing. Mr. Stephen Ellis spoke in favor of the request noting his position as Engineer of record. He further stated the request is to make all the properties consistent in their zoning. There being no further speakers, the public hearing was then closed. A motion was made by Mike McIntire seconded by Hoyt Denton to approve the rezoning and amended Zoning Development Plan for Fordtown Road, Part 2. The motion was approved unanimously, 5-0.

07-04 Election of Officers – The Planning Commission received a report from the nominating committee for positions of Chairman, Vice-Chairman and Secretary for the 2013-2014 term. Mr. Mike McIntire, Chairman of the committee, nominated Mr. Dennis Ward as Chair, Mr. Hoyt Denton as Vice-Chair and Mrs. Lynn Tully as Secretary. A motion was made by Mike McIntire seconded by George Coleman to approve the officers as presented. The motion was approved unanimously, 5-0.

Mr. Dennis Ward also noted that an appointment needed to be made to the Sullivan County Planning Commission for their next meeting. He further nominated Hoyt Denton to the Sullivan County Planning Commission. A motion was made by Dennis Ward seconded by Mike McIntire to approve the representative as presented. The motion was approved unanimously, 5-0.

OTHER BUSINESS

07-05 Receive a letter of resubdivision of the Edinburgh Subdivision, Phase 2a, Lots 29 & 30 on Edinburgh Channel Road.

07-06 Receive a letter of division of the Charles and Cleo M. Hensley Property along Shawnee Drive.

07-07 Receive, for informational purposes only, a report from the Building Division, June 2013 as well as the second quarter report for 2013.

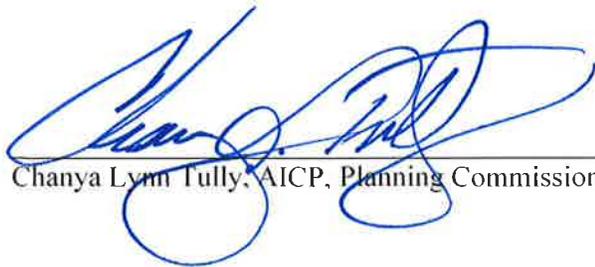
07-08 Receive, for informational purposes only, a report from the Department of Development Services of New Businesses for June 2013.

Mr. George Coleman asked for opportunity to speak to the Commission. He eloquently thanked the Commission for their work over the past 12 years and offered words of genuine appreciation for staff and the Commission during his tenure. Mr. Coleman will continue in an active role with the community on the Gateway Review Commission.

ADJOURNMENT

There being no further business, a motion was made by George Coleman seconded by Mike McIntire to adjourn the meeting at approximately 7:18 p.m. The motion was approved unanimously, 5-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary

