

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

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

September 19, 2013

7:00 p.m.

Members Present

Dennis Ward, Chairman
Hoyt Denton, Vice Chairman
Dr. Mike McIntire, Vice Mayor
"Buzzy" Breeding
Dr. Heather Cook
John Moody
Mark Selby

Members Absent

Beverley Perdue
David Stauffer

Staff Present

Lynn Tully
Forrest Koder
Karen Combs
Chris Alley

Visitor's List

John Rose
Aaron Rose
Robin Fritz
Eric Fritz
Joyce Dean

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 as presented. Staff noted that the changes requested at the work session had been made to the agenda. Staff noted that a request has been received to move item 09-05 Zoning Text Amendment to the consent agenda as there were no questions during the work session. A motion was made by Mark Selby and seconded by Mike McIntire to move item 09-05 to the consent agenda for approval. The motion was approved unanimously 5-0. A motion was then made by Mike McIntire and seconded by Heather Cook to approve the agenda as amended. The motion was approved unanimously 6-0. Chairman Ward asked for any changes to the minutes for the work session held August 12, 2013 and the regular meeting held August 15, 2013. Staff noted that the changes requested at the work session were reflected in the minutes and currently laid at their tables. A motion was made by Hoyt Denton seconded by Mark Selby to approve the minutes as corrected. The motion was approved unanimously, 6-0.

CONSENT AGENDA

Chairman Dennis Ward opened the consent agenda asking the public in attendance if anyone wished to have any consent item pulled for additional discussion or hearing. There being none he then brought the question to the Planning Commission. There being no additional changes to the consent agenda the consent agenda was heard as follows:

09-01 Pinebrook Place Drive – Final Plat for Public Road Dedication – (13-201-00061)

The Planning Commission considered approving the request for a road dedication plat for Pinebrook Place Drive.

09-02 Harmony Ridge Subdivision – Subdivision Plat Amendment – (13-201-00012)

The Planning Commission considered a request to approve an amendment to the Harmony Ridge Subdivision for 61 lots.

09-05 Zoning Development Plan – Zoning Text Amendment – 13-801-00004

The Planning Commission considered a request to recommend the zoning text amendment for Chapter 114-1, 114-103, and 114-131(4) of the Kingsport Zoning Code to the Board of Mayor and Alderman for approval. This zoning text amendment will allow the planning director to approve in house and expedite zoning development plans containing multiple principle structures in certain zoning districts.

All items on the consent agenda were recommended by staff. Chairman Ward asked if anyone would like to speak in favor of or in opposition to any of the consent agenda items. There being no speakers, the public hearing for the consent items was closed. There being no discussion on the consent agenda items a motion was made for approval of all items by Mike McIntire seconded by Buzzy Breeding. The motion was approved unanimously, 6-0.

UNFINISHED BUSINESS

None

NEW BUSINESS

09-03 Golf Course Community District – Amendment to the GC District Map – (13-8001-00005)

The Planning Commission considered approval of an amendment to the GC master plan map. The purpose of this amendment is to bring the previously recorded master plan map up to date with all legally recorded lots. Mr. Forest Koder presented the item noting there had been a recent change following the work session. The property owner brought in an additional lot which is currently indicated on the master plan as a residential lot. However, the property owner wishes to expand the size of the lot. Staff felt this was a fairly minor change and added it to the master plan as shown on the applicant's most recent request. This revises the master plan to indicate all currently recorded lots of record as well as one enlarged lot of record as per the request of the property owner. Mr. Koder continued to explain several lots originally recorded with the Sullivan County register in the late 1940's were not shown on the original master plan for the Golf Course District. Those lots did not show up on the tax maps within our GIS department and were therefore not picked up when the master plan was created. Those lots have now been found and are now indicated on the plan and therefore a request has been generated to amend the master plan to reflect those legal lots of record. This includes three areas within the district including 6 lots and one additional lot being enlarged. The plan must be recorded prior to the lot being changed as per the GC Community District regulations. For the enlarged lot the golf course owner and developer currently owns the vacant lot and is requesting to add 50 feet of width to that lot. Commissioner Denton asked if there was any disadvantage to adding the lots as shown. Staff noted that no disadvantages were expected and in fact one of the lots is shown on the country club parking area and is expected to be replatted to accommodate that parking as currently used. Buzzy Breeding indicated a concern for property owners being notified when changes are made to this plan. Staff noted that any major changes to the plan would be expected to incur additional notification to the neighborhood however, as these lots are current lots of record and are valid for permits this change does not require additional notification beyond Planning Commission action but simply reflects the actual usability of the property. There was additional discussion regarding the requirement for a master plan in the GC Community District. There being no further questions, Chairman Ward opened the item for public hearing, there being no speakers in favor of or opposition to the request the public hearing was then closed. A motion was made by Mike McIntire seconded by Buzzy Breeding to approve the master plan as shown indicating the current legal lots of record. The motion was approved unanimously 6-0.

09-04 Cook's Pointe Subdivision – Process to Call Irrevocable Letter of Credit (ILOC) – (11-201-00072

The Planning Commission considered a request to release or call of the ILOC for Cook's Pointe Subdivision prior to the expiration date of October 20, 2013 in the amount of \$19,512.00 held by State of Franklin Bank. Mr. Forest Koder presented the item indicating that Cook's Pointe ILOC is one of our most long standing bonds at this time. He further noted that staff may not call or release any ILOC monies without the approval of the Planning Commission. As the expiration date is set to close just following the next Planning Commission meeting staff is bringing the item up now for hearing and decision. Commissioner Denton asked for the latest status for the work being done. Chris Alley noted that the paving is expected to be done next week however the paver appears to be slightly behind in his work load from their latest discussions. All that is left on the bond is paving at this time. Chairman Ward opened the item for public hearing. Mr. Eric Fritz spoke in favor of the release of the bond. He stated that he was hoping to ask for a release of the bond at the Planning Commission meeting as he had originally thought the work would be complete however the paver is somewhat behind due to weather and he expects the paving to be complete in the next few days. There being no other speakers in favor of or in opposition to the request the public hearing was then closed. A motion was made by Mike McIntire seconded by Buzzy Breeding to release the bond in its full amount with completion of the required infrastructure and approval and acceptance from the engineering department. This motion was approved unanimously 5-0. Another motion was made by Mike McIntire seconded by Buzzy Breeding to call the bond in the amount of \$19,512.00 as held by State of Franklin Bank if the work is not completed as per the requirements of the bond and to the acceptance of the engineering department prior to the expiration date of October 20, 2013. The motion was approved unanimously 6-0.

OTHER BUSINESS

09-06 Receive a letter of resubdivision of the Tri-Cities Partnership Subdivision on Carolina Pottery Drive.

09-07 Receive a letter of resubdivision of the Lamberth Subdivision on Lamberth Drive.

09-08 Receive a letter of resubdivision of the Netherland Lane Property on Whisperwood Circle.

09-09 Receive a letter of resubdivision of the Weaver Property on Hill Road.

09-10 Receive a letter of resubdivision of the Edinburgh Subdivision on Edinburgh Channel Road.

09-11 Receive a letter of resubdivision of the Tindall Property on Island Town Road.

09-12 Receive, for informational purposes only, the July 11, 2013 minutes of the Board of Zoning Appeals.

09-13 Receive, for informational purposes only, the July 25, 2013 minutes of the Board of Zoning Appeals.

09-14 Receive, for informational purposes only, a report of New Businesses as provided by Jeff Fleming.

09-15 Receive, for informational purposes only, the August 2013 report from the Building Division.

ADJOURNMENT

Mr. Hoyt Denton stated that he had recently spoken to a property owner who was installing a manufactured home at Center Street and Highland and this property owner indicated that they had a very pleasurable experience with the Planning Department staff, specifically Karen Combs regarding their efforts in locating a double wide trailer on the lot with a variance. He also asked that we inform her of that comment. Director Tully thanked Commissioner Denton for his compliment and would relay such to Mrs. Combs.

There being no further business, a motion was made by Mike McIntire and seconded by John Moody to adjourn the meeting at approximately 7:22 pm. This motion passed unanimously, 6-0.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary