MINUTES OF THE REGULAR MEETING OF THE KINGSPORT REGIONAL PLANNING COMMISSION

October 20, 2011 7:00 p.m.

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Mike McIntire, Alderman
George Coleman
"Buzzy" Breeding
Dave Stauffer
Hoyt Denton

Members Absent

Jim Lewis
Andy Hall

Staff Present

Lynn Tully
Jason Meredith
Ken Weems
Chris Alley

Visitors List

Brenda S. Hickman
Norma Steadman
Judy Franklin
William P. Sumner

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. Staff advised there had been no changes made to the Tentative Agenda. A motion was made by Colette George, seconded by Mike McIntire, to approve the Agenda as presented. This motion was approved unanimously, 6-0.

The minutes of the Regular Meeting held on September 15, 2011, were discussed. A motion was made by Colette George, seconded by Dave Stauffer, to approve the minutes as presented. This motion was approved unanimously, 6-0.

CONSENT AGENDA

Parker Subdivision – Shipley Ferry Road (11-201-00058) – The Planning Commission considered a request to grant final plat approval for the Parker Subdivision, located off Shipley Ferry Road and Valley Drive respectively. Staff advised this is a minor three-lot subdivision that has city infrastructure improvements. The property is located outside the corporate limits of the City of Kingsport, 5th Civil District of Sullivan County. The Chairman opened the item for discussion. There being no discussion, the item was closed.

The Chairman asked if there were any changes to the Consent Agenda proposed from the Planning Commission or the audience. There being no changes, a motion was made by Colette

George, seconded by "Buzzy" Breeding, to approve the request as presented. The motion was approved unanimously, 6-0.

UNFINISHED BUSINESS

No items

NEW BUSINESS

***The Planning Commission asked that the next 4 items be presented together – Colonial Heights Area 6 Parts A, B, C, and D Annexations.**

Colonial Heights Area 6 Part A Annexation (11-301-00017) – The Planning Commission considered the annexation, zoning, and plan of services for property located west of Lebanon Road, Colonial Heights Area 6 Part A. The property is located in the 14th Civil District of Sullivan County.

Colonial Heights Area 6 Part B Annexation (11-301-00014) – The Planning Commission considered the annexation, zoning, and plan of services for property located north of Foothills Road, Colonial Heights Area 6 Part B. The property is located in the 14th Civil District of Sullivan County.

Colonial Heights Area 6 Part C Annexation (11-301-00015) – The Planning Commission considered the annexation, zoning, and plan of services for property located on and around Kendrick Creek Road, Colonial Heights Area 6 Part C. The property is located in the 14th Civil District of Sullivan County.

Colonial Heights Area 6 Part D Annexation (11-301-00016) – The Planning Commission considered the annexation, zoning, and plan of services for property located north of the intersection of Interstate 81 & Interstate 26, Colonial Heights Area 6 Part D. The property is located in the 14th Civil District of Sullivan County.

The Planning Commission considered a request for annexation, zoning, and plan of services for properties known as Colonial Heights Areas 6 Parts A-D annexations. Ken Weems presented all items together as per request of the Planning Commission. However, each area was voted on individually.

Ken Weems advised that all areas combined are approximately 330 acres in size and include a total of approximately 105 school age children currently attending county schools. The Plan of Services for all the areas, includes all the services typically provided on the effective date of the annexation with sewer, water line upgrades and street lights to be installed with a 5 year Plan of Services as is typical for the area. All the areas have been recommended by staff for annexation, zoning, and plan of services to the Planning Commission and the Board of Mayor and Aldermen. He explained that city taxes would be due in November 2012 for these areas based on an anticipated effective of December 16th. Commissioner Hoyt Denton asked the staff what type of questions and general concerns were expressed during the public meeting. Ken advised that it has been pretty balanced with some property owners very appreciative of the City services and others very opposed. In addition to the comments received, participation at the public meeting was quite high with approximately 80 persons in attendance. The Planning Commission went onto question if the city was prepared to handle these new services included in the Plan of Services. Staff

advised that all departments had been contacted and comment/input was requested for each annexation area. Further Schools have been in close contact assuring that all students can be accommodated. Commissioner "Buzzy" Breeding commented that it appears during the Work Session and other meetings that there is a lot of coordinated effort amongst the departments to take care of the issues of service to newly annexed areas. Further, Alderman Mike McIntire noted that his recent examination of the city budget appears to have accounted for new services being provided to these annexation areas and included expenditures for capital items noted in previous annexation reports. Commissioner Hoyt Denton questioned if there was anything different about these annexations from the other Colonial Heights annexations. Ken Weems advised that they are fairly similar; however, Area 6 Part D does have a 10' strip left in the county to provide an outlet to county property avoiding any unincorporated islands that might be created in the City boundaries. There being no further questions for staff, the Chairman opened each area up for public hearing.

Chairman opened Colonial Heights annexation Area 6 Part A public hearing to anyone in favor. There being none, he opened to anyone in opposition. Mr. William Petzoldt asked about the transition process from county zoning to city zoning. Ken Weems noted that a zoning ordinance is prepared with each annexation area and comparable zones are provided for city zoning with the previous county zone. Chairman Dennis Ward noted that non-conforming uses could remain. This was confirmed by staff. Mr. William Petzoldt asked what consideration is given to property that is in the taxed greenbelt program. Alderman Mike McIntire responded that for tax purposes you may want to consider asking for an agricultural zone if there is a benefit to the greenbelt properties; however, it does not affect the greenbelt status. Ms. Brenda Hickman spoke in opposition stating an economic hardship as they are on a fixed income. She further stated that some neighbors are outside the city limits and don't want to come into the City yet, but would rather wait until the neighboring properties come into the City. Ken Weems stated that to do so would create an unincorporated island in the City limits, which is not allowed by State Law. Ms. Hickman further questioned why City limits did not cross Moreland Drive. Ken Weems responded that the annexation areas are drawn based on sewer improvements and logical boundaries for neighborhoods. There being no further public comment, the public hearing was closed.

A motion was made by Colette George, seconded by "Buzzy" Breeding, to approve the annexation, zoning, and plan of services for Colonial Heights Area 6 Part A Annexation as presented. The motion was approved unanimously, 6-0.

Chairman opened Colonial Heights Area 6 Part B Annexation public hearing for public comment. There being no one speaking in favor or in opposition to the hearing, the public comment was closed. A motion was made by Mike McIntire, seconded by George Coleman, to approve the annexation, zoning, and plan of services as presented. The motion was approved unanimously, 6-0.

Chairman opened Colonial Heights Area 6 Part C Annexation public hearing for public comment. There being no one speaking in favor or in opposition to the hearing, the public comment was closed. Commissioner Hoyt Denton asked if the R-3, Multi-family Residential zoning is located on Tiffany Ct. This was confirmed by Ken Weems. There being no further comment, a motion was made by Hoyt Denton, seconded by Mike McIntire, to approve the annexation, zoning, and plan of services as presented. The motion was approved unanimously, 6-0.

Chairman opened Colonial Heights Area 6 Part D Annexation public hearing for public comment. There being no one speaking in favor or in opposition to the hearing, the public comment was

closed. A motion was made by George Coleman, seconded by Dave Stauffer, to approve the annexation, zoning, and plan of services as presented. The motion was approved unanimously, 6-0.

OTHER BUSINESS

Staff noted that the Annexation Cost Analysis sheet presented at the Work Session had been updated to include additional items identified by staff contributing to the cost for each of the annexation areas. Staff noted that this is a first draft of comparing costs and revenues among the various annexation areas according to general fund vs. enterprise funds. Further, staff noted the potential time frame to re-coupe those costs under various scenarios. Again, staff noted that this is draft and would be revised several times in order to bring a more complete picture to the Planning Commission and to the Board of Mayor and Aldermen. Some of the costs may be somewhat more collapsed and others more detailed in the future. A more final version will be prepared for the Area 7 annexation areas and are anticipated to be brought forward to the Planning Commission in the Spring of 2012.

The Planning Commission received a memorandum from the Engineering Division regarding the Cleek Road Improvements, Phase 2, Orebank Road Right-of-Way. There was a question regarding the timing and design of the Cleek Road improvements. Staff member Chris Alley discussed the improvements and their design with Planning Commission .

The Planning Commission received, for informational purpose only, a report of the FY2011 Year-to-Date Relocation Report.

The Planning Commission received, for informational purpose only, a report of permits issued by the Building Division for the period of September 1-30, 2011.

The Planning Commission received, for informational purpose only, a report of New Businesses as provided by Jeff Fleming.

The Planning Commission received the following minor subdivisions, letters, and maps approved in-house by the Planning Manager:

- Resubdivision of the Riverwatch Subdivision, Lot 4 on Riverwatch Circle
- Resubdivision of the Autumn Woods Subdivision, Phase II, Lot 26A on Falling Leaf Drive
- Resubdivision of the Weaver Farm Subdivision on Harr Town Road
- Resubdivision of the Mable Ford Todd Property, Lots 6 & 7 and a portion of Lot 8 on Rock Springs Road

ADJOURNMENT

There being no further business, a motion was made by Colette George, seconded by George Coleman, to adjourn the meeting at approximately 7:45 p.m. This motion passed unanimously, 6-0.

Respectfully Submitted,

Chanya Lynn Tully, AICP, Planning Commission Secretary