

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

June 21, 2012

7:00 p.m.

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Mike McIntire, Alderman
George Coleman
Hoyt Denton
Dave Stauffer
Andy Hall

Staff Present

Lynn Tully
Forrest Koder
Ken Weems
Jason Meredith
Chris Alley

Members Absent

“Buzzy” Breeding
Jim Lewis

Visitors List

Eddie Simmers
John Rose

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. A motion was made by Mike McIntire, seconded by Andy Hall to approve the agenda as presented. The motion was approved 6-0. The minutes of the Work Session held May 14, 2012 and the regular meeting held May 17, 2012 was discussed. Mr. Andy Hall presented a correction, removing alderman behind his name for the regular meeting minutes, under “Members Present”. With that correction a motion was made by Mr. Hoyt Denton, seconded by Mr. Andy Hall to approve the minutes for the work session and the regular meetings held May 14, 2012 and May 17, 2012. The motion was approved unanimously 6-0. There being no consent agenda items and no unfinished business, The Planning Commission heard new business items.

NEW BUSINESS

Childress Ferry Annexation (12-301-00005) - The Planning Commission considered the request for annexation, zoning and plan of services for property located south of Chase Meadows Development in Fall Creek. The property is located outside the corporate limits of the City of Kingsport, in the 7th civil district of Sullivan County. Mr. Weems presented the annexation proposal as requested, noting that the area in question includes one parcel and one family with two (2) small children. The current zoning is county A-1, with a City A-1 zoning district being proposed. Mr. Weems presented the plan of services projected for the annexation area and noted that the owner has requested no additional street lighting be installed on Childress Ferry Road in the annexation area. Staff recommended approval of the zoning, annexation and plan of services for the property. Commissioner Denton asked whether in the future, if

street lights in that area could be installed? Mr. Weems replied that the city may install street lighting along that road way in the future if there is additional development and/or requests. The property owner was then made aware of that potential. The Chairman opened the item for public hearing. Mr. Simmers spoke in favor of the request and was still in favor of the no street lighting option. No one spoke in opposition to the request and the hearing was closed. A motion was made by Collette George, seconded by Mike McIntire to recommend the annexation, zoning & plan of services for the Childress Ferry annexation area to the Board of Mayor & Alderman. The motion was approved unanimously 6-0.

Edinburgh Subdivision – Phase 2f- Preliminary Plat – (12-201-00014) The Planning Commission considered a request to grant preliminary Plat for the Edinburgh Subdivision phase 2f located adjacent to calton Hill. The request included a variance to section 5-1, 1.8.A of the Minimum Regulations for Subdivision Development within the Kingsport, Tennessee Planning Region regarding sidewalk construction. The property is located inside the corporate limits of the City of Kingsport in the 15th Civil District of Sullivan County. Mr. Koder presented the item noting that a change to the original plat submitted has been prepared by the applicant which indicates a reduction in the number of lots being requested from 12 lots to 11 lots and shows proposed common space to the rear of this phase as well as along the perimeter of the development. Mr. Koder restated the variance information including a reduction in the width of sidewalks as well as a reduction in the requirement for installation of sidewalks on both sides of the road to a single side only. Staff recommended the preliminary plat as shown however; recommended denial of the variance from the sidewalk regulations based on the current standards shown in the new regulations. Commissioner Denton asked if there was sidewalk on one side within the development currently. Mr. Koder indicated that a variance was granted along the loop road to allow a 6 ft. wide city sidewalk with a 7 ft. wide developer sidewalk on one side of the road in that area. This variance was granted nearing the beginning of the development. Commissioner Coleman stated he felt the staff was being placed in a difficult position having just passed the new subdivision regulations without the allowance for an additional option for these types of sidewalks and particularly for those being on one side versus two sides of the street. He stated that during the work session there was discussion regarding potential for preparing an option for a 5ft. sidewalk on both sides of the street or a 6 ft. Sidewalk on one side using the Kingsport curb “model”. The commission discussed the material and safety differences in having sidewalks on one side versus two in a residential area. They further discussed the benefits of a sidewalk on both sides for commercial and high traffic areas. Commissioner Collette George stated many residential areas have sidewalks on two sides and are particularly travelled when connected to other neighborhoods. She further stated the previous regulations recommended sidewalks based on the number of trips anticipated along the road way. Commissioner Hall stated a concern with starting the subdivision with one set on rules and regulations and changing during the construction of the subdivision. He felt that more consistency was needed for construction within new developments. Commissioner George Coleman stated there is a potential for sidewalks to being piece-mealed within a development instead of putting the entirety of the sidewalk infrastructure in during the installation of other street and utility infrastructure. He felt that this would not benefit the first owners within the development, due to a lack of completion. It could further exacerbate future owners who may have installed landscaping and other beautification within an area that is then removed to place a sidewalk. Additional discussion ensued regarding the inclusion of sidewalks on both sides and options for variances. The Chairman opened the item for public hearing. Mr. John Rose spoke in favor of the variance and the preliminary plat. He thanked the commission for thoroughly reviewing this item and stated the engineering department has reviewed the construction details with his engineer and made changes that would improve the durability of the sidewalks. He further stated the cost differential is minimal based on the construction details that have been approved and recommend by the engineering department. One of the primary benefits for the single sided sidewalk for this development in his opinion is to allow more flexibility on steep lots. He stated that they were simply asking to continue the current successful practice within that development. There were no other speakers in favor or in opposition and the Chairman closed the public hearing. Alderman McIntire stated that he felt that a more appropriate alternative to granting a variance would be to work on

the subdivision regulations in order to include additional options for sidewalk development if that was the will of the commission. Granting a variance to the new regulations was a less attractive option in his opinion. He further stated that there is a point in which sidewalks should be required on both sides of the street and that point should be defined whether it be by trips or traffic or type of development residential or commercial. His statement was supported by Commissioner Collette George. Additional discussion ensued regarding the original variance and the basis of that variance for the previous plan. Additional discussion ensued regarding the sidewalk requirement. The applicant was asked if there was time available to review the regulations and make a recommendation for a change to the regulations prior to his beginning construction on this phase. Mr. Rose stated that they would like to get a preliminary approval so that they can begin to work on a materials agreement for this section as well as grading. Engineering staff stated that engineering approval without the variance would put them in a precarious position should the changes to the regulations not be completed as anticipated by the commission. The commission asked the director whether it was her recommendation for the variance. Director Tully stated that although sidewalks on both sides are the best possible alternative there is a case to be made for the practicality of a larger sidewalk on one side in certain areas. She offered that opinion based on staff's previous recommendation for the subdivision regulations. She stated the staff could prepare a set of options for the commission to consider within the next thirty (30) days and present those recommendations to the Planning Commission at the July regular meeting. After much additional discussion regarding the timing of the variance versus a change to the subdivision regulations, a motion was made by Commissioner Hoyt Denton to approve the preliminary plat request as shown on the most recent plat and report with the sidewalk variance as requested. That motion was seconded by Commissioner George Coleman. Motion was approved 4-2, with Collette George and Mike McIntire voting "no". A follow-up motion was made by Collette George to ask staff to present a proposal to amend the subdivision regulations regarding the sidewalks and a policy for installation of sidewalks. That motion was seconded by George Coleman. The motion passed unanimously 6-0.

Nominating Committee

Based on the by-laws of the Planning Commission the chairman is required to appoint 3 members of the planning commission to solicit for positions of Chairman, Vice-Chairman and Secretary for the 2012-2013 term. Elections will be held during the July 19, 2012 regular meeting. Chairman Ward appointed Mike McIntire to chair the nominating committee with Hoyt Denton and George Coleman as members of the committee.

Other Business

Director Tully reminded the Planning Commission regarding registration for the Livable Regions and Communities Workshop. She asked any interested parties to contact us that we might register them.

Director Tully also reminded the commission to return comments regarding the proposed draft changes to the Tourist Accommodation Zoning District to Mr. Forrest Koder as soon as possible.

The Planning Commission received for informational purposes only the minutes of the regular meeting of the Board of Zoning & Appeals, held May 3, 2012.

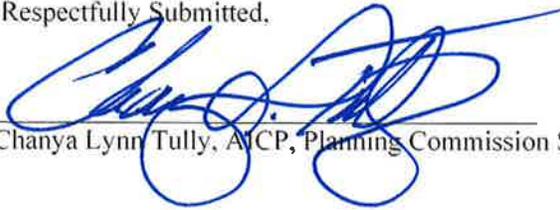
The Planning Commission received for informational purposes only a report of permits issued by the Building Division for the period of May 1, 2012 thru May 31, 2012.

The Planning Commission received for informational purposes only a report of new businesses as provided by Jeff Fleming.

ADJOURMENT

There being no further business, a motion was made by Hoyt Denton, 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