

**MINUTES OF THE WORK SESSION OF THE
KINGSPORT REGIONAL PLANNING COMMISSION**

The Improvement Building
201 W. Market Street, Kingsport, TN 37660

August 13, 2012

12:00 Noon

Members Present

Dennis Ward, Chairman
Colette George, Vice-Chairman
Alderman Mike McIntire
David Stauffer
Hoyt Denton
George Coleman
“Buzzy Breeding”

Members Absent

Jim Lewis

Staff Present

Lynn Tully
Forrest Koder
Jason Meredith
Ken Weems
Chris Alley
Michael Thompson
Dave Edwards
Hank Clabaugh

Visitors List

At 12:00 p.m., the meeting was called to order by Lynn Tully. Mrs. Tully presented the tentative agenda for the August 16, 2012 meeting of the Planning Commission for discussion. Mrs. Tully requested changes for the minutes of the July 16, 2012 work session and the July 19, 2012 regular meeting. Mr. Ken Weems asked for a minor change to the presentation of the Murphy Oil zoning development plan discussion at the July 16, 2012 work session. No additional changes were proposed for the minutes.

The Planning Commission heard a presentation for the subdivision replat of 3716 Hemlock Park Drive – (12-201-00042). Mr. Forrest Koder presented the item including the replat of three lots along Hemlock Park Drive allowing for lake access and other minor changes to the lots. There are no variances or unusual circumstances regarding the subdivision and staff asked that the item be placed on consent agenda. After little discussion, no official action was taken.

The Planning Commission heard a presentation regarding the rezoning of East Center Street (1425, 1433, 1451, 1455, 1457, 1459, 1501, 1503, 1505 & 1507) – (12 101-00004). Mr. Jason Meredith presented the item regarding rezoning the addresses from B-1, Neighborhood Business District, to B-3, General Business District. The purpose of the rezoning is to expand an existing use into a new structure to be built on that property. Mr. Meredith noted that the existing building is to be demolished and replaced with the new structure. The application includes three parcels, one of which is owned by the applicant, with the adjoining property owners being Mayfair United Methodist Church and an absentee owner on the opposite adjoining side. Both owners have been contacted by staff and by the applicant and no objections

have been received to date. The Planning Commission held little discussion regarding the potential site plans offered by the applicant and no official action was taken.

The Planning Commission heard a presentation regarding the rezoning of 1400 Bridgewater Lane – (12-101-00006). Mr. Jason Meredith presented the application for rezoning from B-3, General Business District, to R-4, Medium Density Apartment District. The purpose for the application is to change the use from a vacant building to new furnished apartments. Staff stated that the current Skate Inn has been vacant for quite some time and is to be demolished prior to construction of the new apartment complex including studio and efficiency apartments on the property. The Planning Commission asked about surrounding existing uses which consist of Commercial Retail, as well as some office uses approaching the hospital site. The Planning Commission also asked about entrances and driveways as very limited site distance exist along Bridgewater Lane. After some additional discussion, no official action was taken.

The Planning Commission received a presentation regarding the vacating of a portion of Kendrick's Creek South Road – (12-401-00001) The commission heard the background information regarding the request to recommend the vacating to the Board and Mayor Aldermen for Kendrick's Creek South. The presentation was made by Mrs. Karen Combs who stated that the property is located at the intersection of the I-81 and I-26 interchange in the southwest quadrant. The right-of-way access for the existing Fordtown Road is currently being relocated. The right-of-way is partially paved and partially undeveloped and unmaintained by the city at this time. There are no utilities located within the right-of-way and the existing power poles are to be relocated as per an agreement with the power companies. There being no additional discussion, no official action was taken.

Mrs. Tully presented items of other business for the Planning Commission's review, no official action was taken. The Planning Commission was reminded that there is a training opportunity in September and additional information was passed to the Commission for their review and submittal.

There being no further changes to the Agenda and no additional discussion, the Work Session was closed at approximately 12:30 p.m.

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary