

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

April 19, 2012

7:00 p.m.

Members Present

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

Members Absent

Andy Hall

Staff Present

Lynn Tully
Forrest Koder
Ken Weems
Jason Meredith
Chris Alley
Mark Haga

Visitors List

Missy Sturgill
Staci Robinson
Eric Robinson
Terry Cunningham
Sherrie Whisnant
John Rose
Caleb Rose
Danny Kurst
Karen Maness
Ethan Maness

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 George Coleman, seconded by Dave Stauffer. Discussion ensued regarding the written request to remove item **04-05 Edinburgh Subdivision Phase 2F**, from the Tentative Agenda approved at the March 12th work session. The applicant for item 04-05 was in attendance and did verify the request for withdrawal, that applicant was Mr. John Rose. A motion was made by Mike McIntire, seconded by George Coleman to approve the Agenda with removal of item 04-05 as discussed. The motion was approved unanimously, 7-0.

The minutes of the work session held March 12, 2012 and the regular meeting held on March 15, 2012 were discussed. There being no corrections, a motion was made by George Coleman, seconded by Dave Stauffer to approve the minutes as presented. The motion was approved unanimously, 7-0.

CONSENT AGENDA

The secretary for The Commission read the Consent Agenda items as proposed.

Release of Performance Bond for Jan Way Drive and cul-de-sac (11-201-00034)-The Planning Commission considered releasing the remaining bond in the amount of \$68,900.00 for completion of improvements to Jan Way Drive and cul-de-sac, also known as the Springdale Subdivision. The property is located off South Wilcox Drive inside the corporate limits of the City of Kingsport, the thirteenth civil district of Sullivan County.

Anchor Point Amendment to lots 35-39 (12-201-00016)-The Planning Commission considered granting final plat approval for the amendment to lots 35-39 of Anchor Point Subdivision. The property is located adjacent to Anchor Point Drive, inside the corporate limits of the City of Kingsport, fourteenth civil district of Sullivan County. Staff stated the purpose of the replat was to correct the calls on five lots from the previous final plat. Staff stated that item 04-02 would be the first approval for final plat, processed by the recent change to final plat approval policy, and has been recorded in the Sullivan County Clerk's Office according to that policy. A motion was made by Mike McIntire, seconded by Buzzy Breeding to approve all items on the Consent Agenda as presented. The motion was approved unanimously, 7-0.

NEW BUSINESS

Edinburgh Subdivision Phase 2C-1-final plat (12-201-00012)-The Planning Commission considered granting final plat approval for The Edinburgh Subdivision Phase 2C-1. The bond is estimated at \$234,500.00 for a completion of a portion of Royal Mile Divide. The property is located adjacent to Royal Mile Divide, inside the corporate limits of the City of Kingsport, fifteenth civil district of Sullivan County. Mr. Forrest Koder presented the item with no amendments. The plat included five lots, with recommendation for approval contingent on submittal and approval of the bond in the prescribed amount. The Chair opened the item for public hearing. Mr. John Rose spoke in favor of the request. No one spoke in opposition to the request. There being no further speakers the chairman closed the hearing. After some discussion by the Planning Commission, a motion was made by Colette George, seconded by Mike McIntire to approve the request for final plat approval, subject to the submittal of a bond in the amount stated. The motion was approved unanimously, 7-0.

Edinburgh Subdivision Phase 2B-2 amendment –final plat (12-201-00013)-The Planning Commission considered granting an amendment to the final plat for the Edinburgh Subdivision, phase 2B-2. The property is located adjacent to Wallace Court, inside the corporate limits of the City of Kingsport, fifteenth civil district of Sullivan County. Mr. Forrest Koder presented the item explaining the change to this section of final plat includes an option to extend Wallace Court beyond the original limits. The current plan shows a revised cul-de-sac which accommodates potential for future extension of Wallace Court. The plat does include five lots in addition to the previously approved four lots adjoining Wallace Court. Staff recommended the request and stated the proposed configuration was bonded. Commission George asked if Wallace Court would be extended at the current forty-foot wide right of way width. Staff stated the proposal is to maintain the current right of way width which would allow for twenty-five lots maximum, to be accessed from Wallace Court with sidewalks on one side of the street. This limit is based on the calculation of two hundred and fifty trips per day, allowed in the Subdivision Regulations for that specific ride-of-way width. Trips are estimated at ten trips calculated per household. The Chairman opened the item for public hearing. Mr. John Rose spoke in favor stating that the lots on Wallace Court will max out at about twenty-two to twenty-three lots, due to the topography and other limitations of the site. No one spoke in opposition to the request. There being no further speakers the Chairman closed the public hearing and a motion was made by Hoyt Denton, seconded by Mike McIntire to approve the final plat amendment as recommended by staff. The motion was approved unanimously, 7-0.

Edinburgh Subdivision Phase 2F preliminary plat (12-201-00014)-withdrawn.

Emory Church Annexation (12-301-00004)-The Planning Commission considered the annexation, zoning and plan of services for property located off Emory Church Road, a portion of the Lake Park Estate Subdivision. The property is located in the seventh civil district of Sullivan County. Mr. Ken Weems presented the annexation area which includes a recommendation to annex, zone and adopt a plan of services for the single home. Commissioner Colette George asked when the effective date would be anticipated for this annexation area. Staff stated an anticipated effective date of early July for final hearings from The Board of Mayor and Alderman and the appropriate waiting period. Commissioner Denton asked if this was an owner requested annexation to which staff replied that it was owner requested. The Chairman opened the item for public hearing. No one spoke in favor or in opposition to the request. There being no speakers, the chair closed the hearing. A motion was made by Hoyt Denton, seconded by Mike McIntire to approve the annexation, zoning and plan of services as proposed by staff. The motion was approved unanimously, 7-0.

Grandview Annexation (12-301-00003)-The Planning Commission considered the annexation, zoning and plan of services for property located off Fall Creek Road inside the Grandview Subdivision. The property is located inside the corporate limits of the City of Kingsport, seventh civil district of Sullivan County. Mr. Ken Weems presented the annexation area, stating that this too was an owner requested annexation and staff did have a positive recommendation for annexation, zoning and adoption of a plan of services. The Chairman opened the item for public hearing. No one spoke in favor of or in opposition to the annexation as proposed and the chair closed the hearing. A motion was made by Hoyt Denton, seconded by Buzzy Breeding to approve the annexation, zoning and plan of services as recommended. The item was approved unanimously, 7-0.

2012 Consolidated Plan for Housing and Community Development-The Planning Commission considered recommending the 2012 Consolidated Plan for housing and community development budget to The Board of Mayor and Alderman. The presentation was made by Mr. Mark Haga. Mr. Haga presented a brief overview of the CDBG program in Kingsport and the current change of focus in recent years. Currently work in neighborhoods and rehabilitation of individual housing has been the concentration for CDBG monies. The 2006 Riverview Project introduced a new neighborhood project -, and since that time presentation of the CDBG budget is heard by the planning commission each year for further recommendation, to The Board of Mayor and Alderman. CDBG monies must be spent on projects which meet the current national objectives. Principally these objectives are to benefit low and moderate income persons, to prevent or eliminate slum and blight and have imminent threat or urgency. Funding overall has been reduced in recent years, including this year. This year's reduction is approximately 7% with requests for funding from three agencies. The emergency solutions grant has presented no official request at this time; however staff felt it was prudent to use last year's funding level to submit to HUD and meet all federal time lines. Mr. Haga recommended the funding of the budget as proposed in the report. Chairman Dennis Ward asked if additional agencies could appeal to BMA for funding beyond the list shown, if the Planning Commission made this recommendation. Staff stated that was possible. The Chairman opened the item for public hearing. Missy Sturgill from CASA stated that continued CDGB funding is crucial for her Advocacy program. She currently serves 60% of the children's cases in the Kingsport area. Mr. Terry Cunningham spoke from KHRA stating that one of the best innovations supporting CDBG uses for funding and care dollars, has been to complete rehabilitations with local volunteer labor. There had been a significant backlog of these rehabilitations, and this has been greatly reduced and those who need the most assistance have received it in a timely fashion. Ms. Sherrie Whisnant from Lee Family Learning Center spoke, saying that her program is very appreciative of the assistance received from the CDBG funds. She currently has up to one hundred kids utilizing those

facilities provided by the funds. The current program is currently teaching these children about appropriate eating habits, in particular eating fruits and vegetables and is preparing a field trip to the Farmer's Market this summer. Mr. Cunningham again spoke, stating that the federal programs are reduced all over the country; however Kingsport continues to work harder to spend the money efficiently wherever possible. Commissioner Jim Lewis stated that The Planning Commission should thank all volunteers and laborers who make such a difference in this work being done. Mr. George Coleman commended staff for completing so many through this program. Chairman Dennis Ward also stated that sometimes being an entitlement city is not necessarily a bad thing, by allowing Kingsport to not have to continue to compete for these dollars each year, but to have a minimum set amount. There being no further comment in favor of in opposition to the item the hearing was closed and a motion was made by Colette George, seconded by Jim Lewis to approve the recommendation as presented by staff. The motion was approved unanimously, 7-0.

Subway-Final Zoning Development Plan (12-120-00001)-The Planning Commission considered granting final zoning development plan approval to allow the development of a Subway restaurant on the corner of East Stone Drive and Gibson Mill Road. The property is located in the corporate limits of the City of Kingsport, of the seventh civil district of Sullivan County. Mr. Jason Meredith presented the item for approval. The property is currently zoned B-4P, which requires this zoning development plan approval to be heard by The Planning Commission and ratified. He stated that variances had been granted to the development as requested. Staff recommended approval of the zoning development plan subject to the approved variances. Staff stated, that the BZA did request a right in right out entry only at Stone Drive only as a part of their variance approval. Commissioner Colette George asked whether this was a right in only at Stone Drive. Chris Alley responded stating, that the TDOT officials discussed the potential entry, and felt the more safe condition would be a right in/ left in entry with a right out exit egress at that location. Those limitations did appear to the TDOT representatives to be safer in that location based on the width of the road and lanes and the current traffic counts. Mr. Alley did state that the engineering staff is also amenable to the TDOT recommended condition. The Chairman opened the item for public hearing. No one spoke in favor of or in opposition to the request and the hearing was closed. A motion was made by Hoyt Denton, seconded by Jim Lewis to approve the final zoning development plan as recommended by staff subject to the variances granted by the Board of Zoning Appeals. The motion was approved unanimously, 7-0.

OTHER BUSINESS

Received for informational purposes only the minutes of the regular meeting of the Board of Zoning Appeals held January 5th 2012.

The Planning Commission received for informational purposes only a report of permits issued by the Building Division issued March 1st- 31st. 2012.

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

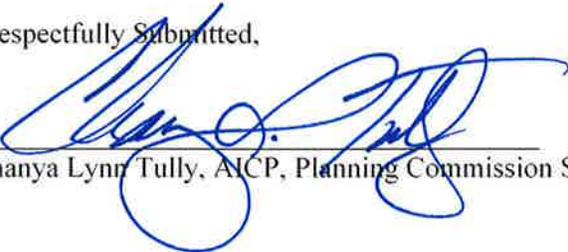
The Planning Commission received the following minor subdivisions letters and maps approved in house by the Planning Director:

- Re-subdivision of the Ward's Feed property lots 1 and 2 on East Main Street.
- Re-subdivision of the City of Kingsport, lots 1 and 2 on Clinchfield and Roller Streets.

ADJOURMENT

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

Respectfully Submitted,



Chanya Lynn Tully, AICP, Planning Commission Secretary