

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
December 09, 2014**

MEMBERS PRESENT: Greg Cox, Secretary
Jenny Brock
Joe Wise, Chairman
Jamie Povlich, Vice-Chairman
Brenda Clarke, Assistant Secretary
James Staton
Timothy Zajonc
Kevin Cole
Uwe Rothe

MEMBERS ABSENT: John F. Hunter

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Matt Young, Planner
Jim Epps, City Legal Counsel
Allen Cantrell, City Engineer
Travis Olinger, W/S Engineering Service Coordinator

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on November 11, 2014, were approved by a 9 – 0 vote.

The first item on the agenda was to consider Final Plat Approval of the Park Place, Phase 2, Block 1, Lots 2-4 located at the intersection of Harbor Approach and Carroll Creek Road.

**Motion: Cole
Second: Cox**

To recommend Final Plat approval of Park Place, Phase 2, Block 1, Lots 2-4 located at the intersection of Harbor Approach and Carroll Creek Road.

The motion passed by a 9 – 0 vote.

The second item on the agenda was to consider Rezoning Request #994 for property located along E. Market Street, an approximate 29 acre parcel, from I-2 (Heavy Industrial) to R-4 (Medium Density Residential).

Public Hearing was held.

Richard McClain, Executive Director at JCHA (Johnson City Housing Authority) discussed the project and their goal to build new apartments, to update Keystone and keep residents in the same school district.

Barbara Moody, 1102 E. Market Street, stated a concern about traffic congestion entering into the development, blasting that could cause damage to older homes, and the misplacement of animals.

Barbara Marrow, 611 Cranberry, spoke about her concerns regarding traffic.

Motion: Cole

Second: Cox

To recommend Rezoning Request # 994 for property located along E. Market Street, an approximate 29 acre parcel, from I-2 (Heavy Industrial) to R-4 (Medium Density Residential).

The motion passed by an 8 – 0 – 1 (with Rothe abstaining.)

The third item on the agenda was to consider a Concept Plan amendment for property located at 100 E. Highland Road, which was recently rezoned from R-4 (Medium Density Residential) to R-1 (Low Density Residential) and PB (Planned Business).

Public hearing was held.

Petitioner Ernie Ravenel, spoke in favor of requested changes. The retailer is requesting a right in, off of University Parkway or will walk away from the site.

Motion: Cole

Second: Cox

To recommend a Concept Plan amendment for property located at 100 E. Highland Road, which was recently rezoned from R-4 (Medium Density Residential) to R-1 (Low Density Residential) and PB (Planned Business) based upon improvements to be made by the developer based on the traffic study.

The motion passed by an 6 – 3 (Rothe, Wise, Staton) vote.

The fourth item on the agenda was to consider the abandonment of a portion of right-of-way located off Lester Harris Road.

Motion: Povlich
Second: Cole

To recommend deferral of abandonment of a portion of right-of-way located off Lester Harris Road until the January meeting.

The motion passed by a 9 – 0 vote.

The fifth item on the agenda was to consider the endorsement of the Housing Demand Study.

Public Hearing was held.

Amber Lee, 723 W. Pine, expressed a desire to see more emphasis on student housing in the document.

Motion: Cole
Second: Povlich

To recommend approval of Endorsement of the Housing Demand Study with minor amendments.

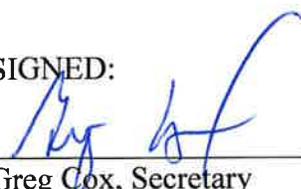
The motion passed by a 9 – 0 vote.

There being no further business, the meeting was adjourned.

APPROVED:

Joe Wise, Chairman

SIGNED:



Greg Cox, Secretary