

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
April 12, 2016**

MEMBERS PRESENT: Joe Wise, Chairman
Timothy Zajonc, Vice-Chairman
Brenda Clarke, Assistant Secretary
Jacobus Louw
Bob Cooper
Uwe Rothe
Jamie Povlich

MEMBERS ABSENT: Greg Cox, Secretary
Jenny Brock
Thomas Henning

STAFF PRESENT: Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Matt Young, Planner I
Laura Edmonds, Administrative Coordinator
Tim Seaton, Construction Inspector
Cameron Buckner, Planning Intern

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

The minutes of the regularly scheduled Planning Commission meeting on March 8, 2016, were approved by a 7-0 vote.

The first order of business was the Approval of the Agenda. The agenda was amended by removing Agenda Items #2 (Preliminary Plat Approval of Carroll Creek Villas Subdivision) and #3 (Concept Plan Amendment for property located along Carroll Creek Road) from New Business and defer until the May Planning Commission Meeting. The amended agenda was approved by a 7-0 vote.

The first item on the agenda was to consider an amendment to Article VII of the Zoning Code regarding signage in the B-2 and B-3 Zoning Districts. At the June Planning Commission meeting, the Planning Commission created a Taskforce to review the B-2, Central Business District and the B-3, Supporting Central Business District Sign Regulations. This item went before the HZC at its December 17th meeting where the HZC was in support of the proposed changes with the exception of Section 7.1.3.7.G, Mural Application Permit. On February 22nd, 2016, the HZC voted to prohibit murals in the Downtown Historic District. Staff then amended the proposed ordinance to remove the provision regarding murals in the Historic District.

Public Hearing was held and no one spoke.

Motion: Cooper
Second: Rothe

Recommend approval of an amendment to Article VII of the Zoning Code regarding signage in the B-2 and B-3 Zoning Districts.

The motion passed by a 7-0 vote.

The second item on the agenda was to consider adoption of a Deannexation Policy. The Policy Sub-Committee requests that the Commission adopt a Deannexation Policy that will guide future decisions related to deannexation requests. Adopting the Policy will clarify factors that should be taken into account while considering deannexations, and provide criteria for approving deannexations.

Public Hearing was held and no one spoke.

Motion: Rothe
Second: Povlich

Recommend approval of the adoption of a Deannexation Policy.

The motion passed by a 7-0 vote.

The third item on the agenda was to consider Preliminary Plat approval of a 29-lot, 5.62 acre subdivision, Cardinal Forest, Phase III. The property is zoned RP-3, Planned Residential District, and the developer is Gary Phillips. The developer is proposing to connect to Cardinal Forest, Phase II, along Devonshire Ave with a new road system. The proposed streets will consist of a 19-foot wide travel way within a 40-foot right-of-way and will include 5-foot sidewalks along both sides of the street. The developer is also requesting a waiver to reduce the drainage and utility easement from 7.5 feet to 5 feet along the side property lines. A similar request was approved for Phase II in 2012.

Public hearing was held and no one spoke.

Motion: Zajonc
Second: Cooper

Recommend approval of approval of Cardinal Forest, Phase III Subdivision.

The motion passed by a 6-0-1 (Uwe Rothe) vote.

The last item on the agenda was to consider Washington County Rezoning Request at 167 and 171 Minga Drive, Johnson City, TN 37604 (Parcel 053H A 035.00&036.00). The two lots were created by the Wayne Miller Subdivision (PB 11 PG 297). Both lots are each approximately 0.6965 acres with 100' of road frontage. The lots are under common ownership. The property is within the unincorporated county but within the Johnson City Urban Growth Area.

Public hearing was held.

Jerry Moore, 215 Shenandoah, owner of the 167 and 171 Minga Drive, spoke in favor of the rezoning by stating that he purchased the properties in 1996 with the intention of adding more units. Mr. Moore also stated that the property was currently zoned as multi-family when purchased. After speaking with the Washington County Planning Department, Mr. Moore was told that the restrictions in the B-3 were changed and no longer supported multi-family dwellings on the property.

Jannette Gillam, owner of the properties adjacent to that of Mr. Jerry Moore, spoke in favor of the request by stating that she has similar intentions of adding multi-family dwellings on the property. Mrs. Gillam also stated that the multi-family zoning is consistent with other properties along the corridor.

Public hearing was closed.

Motion: Cooper
Second: Zajonc

Recommend denial of Washington County Rezoning Request at 167 and 171 Minga Drive, Johnson City, TN 37604 (Parcel 053H A 035.00&036.00).

The motion was denied by a 7-0 vote.

Motion: Cooper
Second: Clarke

Recommend approval of a Washington County Planner be in attendance for the Johnson City Regional Planning Commission Meeting to give a detailed rationale behind staff reports and recommendation of the proposed item.

The motion was approved by a 7-0 vote.

There being no further business, the meeting was adjourned at 6:45 PM.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary