

JOHNSON CITY REGIONAL PLANNING COMMISSION
Minutes
September 11, 2018

Members Present: Dr. Tim Zajonc, Chairman
Col. Paul Williamson, Secretary
Dr. Stacey Wild, Asst. Secretary
Mr. Jacobus Louw
Mr. Joe Wise
Mr. Jamie Povlich
Gen. Gary Harrell

Members Absent: Mr. Bob Cooper, Vice-Chairman
Dr. Mike Marchioni

Staff Present: Asongayi Venard, Development Coordinator, City of Johnson City
Matthew Manley, Senior Planner, City of Johnson City
Will Righter, Planner, City of Johnson City
Allan Cantrell, City Engineer, City of Johnson City
Charlie Stahl, Assistant City Manager, City of Johnson City
Nicole Lawrence, Recording Secretary, City of Johnson City

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

Approval of the Johnson City Regional Planning Commission agenda was put forth; Commissioner Povlich made the motion to approve with a second from Commissioner Wild. Agenda was approved as presented.

The minutes of the Johnson City Regional Planning Commission Special called Meeting held on July 10, 2018 were approved unanimously by a 7-0 vote with Commissioner Wild making the motion and Commissioner Williamson with a second.

Due to the recent and sudden passing of City Commissioner Ralph VanBrocklin a moment of silence was taken in his memory and honor.

New Business

The first item on the agenda was a **rezoning request of property located at 2833 E. Oakland Ave (“The Range”), from B-4 (Planned Arterial Business District) to R-4 (Medium Density Residential)**. The petitioner proposes to utilize the property as a single-family home. Staff recommended approval.

Public hearing was opened; seeing no one wished to speak, public hearing was closed.

A motion to approve as presented was put forth by commissioner Povlich with a second from commissioner Williamson.

Motion to approve as presented was passed 7-0

The second item on the agenda was a **rezoning request of property along KLM Dr. (Tax Map 021, Parcel 078.00) from I-1 (Light Industrial District) to R-4 (Medium Density Residential) District**. The petitioner proposes to construct twenty-three (23) three (3) - bedroom townhouses with one (1) -Car Garages. Staff recommended **denial** for the following reasons; while the proposed rezoning, if approved, may not be overly detrimental to the area, it is not significantly compatible because it does not align with the standards set forth by the City’s Future Land Use Plan, 2020 in regards to: Future Land Use Map; Market Demand; Transportation Impact; and Compatibility with Surrounding Land Uses.

Public hearing was opened;

Dan Eldridge – 170 John France Rd., the petitioner, spoke in favor of the requested rezoning. Mr. Eldridge stated he has owned that parcel of land since 1988 and he has not been able to attract any businesses to develop on that land nor sell the land. He understood that this parcel was in a business park however, he felt that with his proposed design of building single family residences on that parcel it would conform to the surrounding area. He stated that there were residences directly behind the proposed development and they were currently only separated by a small creek.

The commissioners ensued in a discussion with the petitioner regarding his proposed use for the property if rezoned.

Commissioner Wise asked Mr. Eldridge how he would envision the transition on KLM Dr. from the current commercial development facing Boones Creek Rd. down KLM Rd. to his proposed residential development.

Mr. Eldridge replied that the parcel, where he is building the single family homes is at a lower topography than the storage units that are going on the front portion of KLM Dr. facing Boones Creek Rd. He will place landscaping into his proposed development that will separate it from any other businesses in that area and have landscaping at the entrance to KLM Rd. from Boones Creek Rd. to make the area more attractive and look less like a business park.

Chairman Zajonc asked staff if the current concept plan presented with this rezoning was binding?

Staff replied that yes, this was the concept plan the developer must follow with this rezoning. If the developer lessened the density he could do so without further approval however, if they wanted to increase the density or change the plan altogether they would have to receive prior approval from the Planning Commission.

A motion to approve as presented was put forth by commissioner Povlich; a discussion on the motion ensued with Chairman Zajonc making the following statement: He has issues with spot zoning however, changing the zoning of this parcel made sense since the property does back up to a residential district with the creek as a buffer.

A second to the motion was put forth by commissioner Wild.

Motion was approved as presented 4-2-1 (Louw, Harrell) (Wise Abstained)

The third item on the agenda was a request for **Preliminary Plat approval for the Cottages at Cedar Rock, Phase 2**. The property is zoned RP-3, Planned Residential District. All lots are proposed for single family residential development. Staff recommended approval subject to the addition of the walking trail amenity.

Public hearing was opened; seeing no one wished to speak, public hearing was closed.

A motion to approve subject to the addition of a walking trail amenity was put forth by commissioner Harrell with a second from commissioner Povlich.

Motion was approved as stated 7-0

Commissioner Wise left the chambers.

The fourth item on the agenda was a request for **Final Subdivision Plat approval for Duncan's Retreat**. The subdivision plat has thirty-eight (38) lots. The subdivision is divided into Sections. Section A is made up of twenty-one (21) lots, and Section B is made up of seventeen (17) lots. While Section A is a denser development, while Section B is a more rural less dense development with a minimum lot size of two (2) acres. All lots are for single family residential development. Lot layout and sizes conform to the preliminary plat that was approved by the Planning Commission. Staff recommended approval subject to the developer posting a bond in the amount of \$352,000.00 for the completion of outstanding site improvements, BMP Easement plats and public works As-Built drawings.

Public hearing was opened;

Mr. Joe Wilson 203 Willow Ridge Ct. – the developer, spoke in favor of the plat approval and was available to answer any question from the commissioners.

seeing no one wished to speak, public hearing was closed.

A motion to approve subject to the developer posting a bond for Section A- \$206,000.00 and for section B - \$27,000.00, was put forth by commissioner Wild with a second from commissioner Williamson.

Motion approved as stated 6-0

A request was made by staff that the Planning Commission put forth a motion to approve the two streets in the proposed plat as public city streets.

A motion to approve as stated was put forth by commissioner Povlich with a second by commissioner Harrell.

Motion approved as stated 6-0

The fifth item on the agenda was a request for **Final Subdivision Plat approval for Watauga Falls Planned Unit Development**. the subdivision plat has eight (8) parcels, which include sixteen (16) units. Staff recommended approval subject to the developer posting a \$42,000.00 bond for the completion of outstanding site improvements, BMP Easement plats and public works As-Built drawings.

Public hearing was opened; seeing no one wished to speak, public hearing was closed.

A motion to approve subject to the posting of a \$42,000.00 was put forth by commissioner Wild with a second from Commissioner Williamson.

Motion approved as stated 6-0

The sixth item on the agenda was a request for **Final Subdivision Plat for Greenwood Planned Unit Development**. The subdivision plat has 2 parcels, which include 5 units. Staff recommended approval subject to the developer posting a \$30,000.00 bond for the completion of outstanding site improvements, BMP Easement plats and public works As-Built drawings.

Public Hearing was opened; seeing ono one wished to speak, public hearing was closed.

A motion to approve subject to the developer posting a \$42,000.00 bond was put forth by commissioner Povlich with a second by commissioner Wild.

Motion approved as stated 6-0

The seventh item on the agenda was a request for **Final Subdivision Plat approval for Looper Property**. The subdivision located at the intersection of Browns Mill Rd and Hazel Ave, inside the Johnson City corporate limits. The subdivision consists of subdividing one (1) lot of 1.76 acres into four (4) lots of 0.359 acres to 0.655 acres. The property owner intends to sell the lots for infill development. Staff recommended approval.

Public hearing was opened; seeing no one wished to speak, public hearing was closed.

A motion to approve as presented was put forth by commissioner Povlich with a second from commissioner Williamson.

Motion approved as presented 6-0

Other

Recommendation to release \$66,000.00 bond for Cardinal Forest Phase, I.

Motion to release bond as presented put forth by commissioner Harrell with a second from commissioner Williamson.

Motion approved as presented 6-0

There being no further business the meeting was adjourned at 7:00 pm.

APPROVED:



Dr. Timothy Zajonc, Chairman

SIGNED:



Col. Paul Williamson, Secretary