
JOHNSON CITY REGIONAL PLANNING COMMISSION
Minutes
July 9, 2019

Members Present: Dr. Tim Zajonc, Chairman
Mr. Bob Cooper, Vice-Chairman
Col. Paul Williamson, Secretary
Dr. Stacey Wild, Asst. Secretary
Dr. Larry Calhoun, City Commission Representative
Mr. Chris Dagenhart, Mayoral Representative
Mr. Clay Hixson
Dr. Benjamin Whitfield

Members Absent: Mr. Jamie Povlich
Gen. Gary Harrell

Staff Present: Preston Mitchell, Director of Development Services, City of Johnson City
Asongayi Venard, Development Coordinator, City of Johnson City
Will Righter, Planner, City of Johnson City
Nicole Lawrence, Recording Secretary, City of Johnson City
Allan Cantrell, City Engineer, City of Johnson City
Tom Witherspoon, Director, Water/Sewer, City of Johnson City
Travis Olinger, Engineer, Water Sewer, City of Johnson City

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

Approval of the Johnson City Regional Planning Commission agenda was put forth, Commissioner Williamson made a motion for approval of the agenda as presented with a second from Commissioner Wild. Motion approved 8-0

The minutes of the Johnson City Regional Planning Commission Meeting held on June 11, 2019 were approved unanimously by a 8-0 vote with Commissioner Wild making the motion and Commissioner Williamson with a second.

New Business

I. Consider final subdivision plat approval of the Weaver property located at Tax Map 043, Parcel 030.04, which abuts Hairetown Rd. The property is inside the Johnson City Planning Region. The plat consists of subdividing one lot of 4.98 acres into three lots of 1.66 acres each. Staff recommended approval.

The public hearing was opened; seeing no one wished to speak the public hearing was closed.

A motion to approve as presented was put forth by Vice-Chairman Cooper with a second from Commissioner Wild.

Motion was approved as presented.

VOTE: 8-0

II. Consider final subdivision approval to the Lark Street Section 1 Subdivision. The property is inside the Johnson City corporate limits. The purpose of the subdivision is to create three lots from the Boys and Girls Club Complex to will provide access potential to the old Food City property currently proposed for a Publix grocery store and create a Right of Way for Lark Street extension. Staff Recommended approval.

The public hearing was opened; seeing no one wished to speak the public hearing was closed.

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

Motion was approved as presented

VOTE: 8-0

III. Consider recommendation to the City Commission to annex property adjoining Boone Station Rd. and Highland Church Rd., the "Brumit Annexation". The property is located within the Urban Growth Boundary, adjoins current City limits, and annexation is requested by the property owner. The Fiscal Impact Analysis employs the Per Capita Multiplier Method, which uses average government cost per person and school costs per pupil multiplied by a projection of the expected number of new people and students to estimate the costs of a new development. Johnson City plans sewer extension to the property under the 2019/2020 capital improvement plan. Total recurring net fund is estimated to be \$493,427.60.

Consider the Plan of Services associated with the "Brumit" Annexation.

Consider the zoning of R-2B to the "Brumit Annexation".

Commissioner Calhoun has recused himself from any further discussion and voting on this item citing a personal relationship with the Brumit Family.

The public hearing was opened;

Mr. Sam Brumit, the property owner spoke in favor of the Annexation and additional plan of services and zoning.

seeing no one else wished to speak the public hearing was closed.

A motion to approve the recommendation of annexation as presented was put forth by Commissioner Wild with a second from Vice-Chairman Cooper.

Motion was approved as presented.

VOTE: 7-1-0 (Calhoun Recused)

A motion to approve the recommendation of the plan of services as presented was put forth by Commissioner Wild with a second from Commissioner Williamson.

Motion was approved as presented.

VOTE: 7-1-0 (Calhoun recused)

A motion to approve the recommendation of the zoning to R-2B as presented was put forth by Commissioner Wild with a second from Commissioner Williamson.

Motion was approved as presented.

VOTE: 7-1-0 (Calhoun recused)

IV. Consider recommendation to the City Commission to annex properties located at 3621 W. Walnut St., the "Landy-Midway Annexation". The property is located within the Urban Growth Boundary and adjoins current City limits. The annexation is requested by the property owner. The Fiscal Impact Analysis employs the Per Capita Multiplier Method, which uses average government cost per person and school costs per pupil multiplied by a projection of the expected number of new people and students to estimate the costs of a new development. While water is currently available to the property, sewer is not. The City made a commitment for sewer service to the neighboring up-gradient property when it was annexed in 2010. Initial net fund is estimated to be \$175,876.56. Total recurring net fund is estimated to be \$79,376.56.

Consider the plan of services associated with the "Landy-Midway Annexation".

Consider the zoning of R-4 to the "Landy-Midway Annexation".

The public hearing was opened;

The following people spoke against the proposed zoning of R-4:

William Berman, 128 Silver Maple Dr.
Scott Shultz, 149 Silver Maple Dr.
Parke Smith, 102 Silver Maple, Dr.
Pat Kiernan, 147 Sunset Cir.
Gary McAllister, 3635 W. Walnut. St.
Charles Caudle, 165 Sunny Slopes Dr.
Steven Jones, 165 _____

Brad Reed, 146 Park Dr.
Beth Talley, 111 Sunset Cir.
Jerrie Bowers, 123 Sunset Cir.
Jerry Lewis, 129 Sunset Cir.
Luke Whitson, 141 Sunny Slopes Dr.
Becky Mominee, 146 Silver Maple Dr.

The Following spoke in favor of the R-4 zoning:

Scott Landy, the property owner, he also stated he was willing to go down to an R-3 in zoning if that made the neighbors more comfortable.

Johnathan Landy, The son of the property owner also spoke in favor of the zoning.

Seeing no one else wished to speak the public hearing was closed.

The commissioners and staff had a lengthy discussion regarding the zoning of R-4 and the concerns of the neighbors. The differences between R-3 and R-4 zoning were thoroughly discussed.

A motion to deny was put forth by Commissioner Whitfield with a second from Commissioner Williamson.

Before a vote could be taken a discussion on that motion ensued. It was then decided that a deferral of this item may be in the best interest of the property owner and the neighbors in order to give the property owner more time to discuss other options with staff and to meet with the neighbors.

The motion to deny was then withdrawn by Commissioner Whitfield and a motion to defer, indefinitely, was put forth by Commissioner Whitfield with a second from Commissioner Williamson

Motion to defer, indefinitely, was approved as stated.

VOTE: 8-0

V. Consider site plan approval for the City of Johnson City Sesquicentennial Legacy Project. The City of Johnson City is proposing to make improvements in King Commons in Downtown for the Sesquicentennial project. Site work will include grading and erosion and sediment control, landscaping, playground expansion, restroom and utilities construction, a nature adventure area, a legacy plaza, a transformer pad and walk paths. Staff recommended approval.

The public hearing was opened; seeing no one wished to speak the public hearing was closed.

A motion to approve as presented was put forth by Commissioner Calhoun with a second from Commissioner Wild.

Motion was approved as presented

VOTE: 8-0

VI. The election of officers for the Johnson City Regional Planning Commission were as follows:

Chairman

There was a nomination of the current Chairman, Commissioner Zajonc and a nomination of Vice- Chairman Cooper. Vice-Chairman Cooper declined the nomination.

Chairmen Zajonc was then elected for another term as Chairman of the Johnson City Regional Planning Commission to run from July 2019 to July 2020.

8-0 Approved

Vice- Chairman

There was a nomination of the current Vice- Chairman, Commissioner Cooper. Commissioner Cooper accepted the nomination and was elected to serve another term as Vice-Chairman to run from July 2019 to July 2020.

8-0 Approved

Secretary

There was a nomination of Commissioner Williamson to serve another term as Secretary. Commissioner Williamson accepted the nomination and was elected to serve another term as Secretary form July 2019- July 2020.

8-0 Approved

Assistant Secretary

There was a nomination of Commissioner Wild to serve another term as Assistant Secretary. Commissioner Wild accepted the nomination and was elected to serve another term as Assistant Secretary form July 2019- July 2020.

8-0 Approved

VII. There were openings left on two committees that had to be filled. With the addition of our two new Planning Commissioners, Dr. Benjamin Whitfield and Mr. Chris Dagenhart those openings were filled as follows:

Legislative Review Committee

Commissioner Williamson
Commissioner Calhoun
Commissioner Wild


Long Range Planning Committee

Commissioner Hixson
Commissioner Povlich
Commissioner Dagenhart

Current Land Use Committee

Vice-Chairman Cooper
Commissioner Harrell
Commissioner Whitfield

There being no further business the meeting was adjourned at 8:20 pm.



Chairman - Dr. Tim Zajonc



Secretary - Col. Paul Williamson



Date