

---

**JOHNSON CITY Regional Planning Commission  
Minutes  
Tuesday December 10, 2019**

**Call to Order**

The regular meeting of the Johnson City Regional Planning Commission was called to order at 6:00 pm, on Tuesday December 10, 2019 in the Commission Chambers of the Municipal and Safety Building by Chairman Zajonc. Recorder Nicole Lawrence was present.

**Invocation and Pledge of Allegiance**

Invocation was given by Vice-Chairman Cooper.

Pledge of Allegiance to the flag of the United States of America was led by Vice-Chairman Cooper.

**Members in attendance:**

Dr. Tim Zajonc, Chairman  
Mr. Bob Cooper, Vice-Chairman  
Dr. Larry Calhoun, City Commission Representative  
Mr. Chris Dagenhart, Mayoral Representative  
Gen. Gary Harrell, County Representative  
Mr. Clay Hixson  
Mr. Jamie Povlich  
Dr. Benjamin Whitfield

**Members absent:**

Dr. Stacey Wild, Asst. Secretary

**City of Johnson City Staff Present:**

Preston Mitchell, Director of Development Services  
Asongayi Venard, Development Coordinator  
Matthew Manley, Senior Planner  
Will Righter, Planner  
Allan Cantrell, Public Works Engineer  
Nicole Lawrence, Recorder

**Quorum**

A quorum was present.

**Minutes**

The minutes from the November 12 2019, meeting were approved as presented.

## New Business

I. Consider rezoning of properties at 204 Highland Ave from I-2 (Heavy Industrial) to R-4 (Medium Density Residential) and 202 Highland Ave from I-2 to MX-1 (Mixed Use Neighborhood) Districts. 204 Highland Ave (I-2 to R-4): Habitat for Humanity proposes to construct one single-family dwelling.

202 Highland Ave (I-2 to MX-1): There is no proposed use at this time. The purpose is to assign a zoning district which is compatible with the surrounding area, while enabling either residential or neighborhood-scale commercial development to occur.

The properties were previously rezoned from R-4 to I-2 in 1986 for a possible expansion of Kelly Foods, which is no longer in operation. Industry has not developed in the current I-2 zone, which extends to the south along the W State of Franklin corridor. The old Kelly Foods location has been converted into a parking lot for neighboring Founders Park. Currently, there is some commercial business within this I-2 zoning district. The City of Johnson City has an interest in rezoning more of this I-2 district to MX-1 in the future, in order to promote development in this area.

The public hearing was opened;

Trish Patterson 484 Carter Hill Rd, Piney Flats - the petitioner from Habitat for Humanity spoke in favor of the rezoning of 204 Highland Ave. She is in favor of the R-4 zoning. She stated that she had asked staff about purchasing 204 Highland Ave from the city in order to build a larger home on both properties. She stated this was not a dire need, just a thought. She realized that this is city owned property and there would be a lengthy process to buy it and she also realized that the city may not even want to sell the land. Habitat for Humanity intends to build a single family home on the property located at 204 Highland Ave.

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

Allan Cantrell - Public Works engineer spoke in regards to the city owned property located at 202 Highland Ave. He stated that the property in reality is not as large as it seems since the city has a large right of way easement on that land.

A lengthy discussion ensued between staff and the Commissioners regarding the purpose of MX-1 zoning, the need to rezone the city owned property and the future land use plan for that area of the city.

Staff explained the reasoning for the MX-1 zoning and the future land use plan for this area which is also in the staff report that will be a part of the record of this meeting.

Staff informed the Commission that three separate motions had to be made on this item, one for 204 Highland, one for 202 Highland and one for the concept plan.

A Motion to approve the rezoning of 204 Highland Ave. from I-2 to R-4 as presented was put forth by Vice-Chairman Cooper with a second from Commissioner Whitfield.

Motion to approve the rezoning as presented was approved.

VOTE: 8-0

A Motion to approve the rezoning of 202 Highland Ave from I-2 to MX-1 as presented was put forth by Vice-Chairman Cooper with a second from Commissioner Dagenhart.

Motion to approve the rezoning as presented was approved.

VOTE: 8-0

A Motion to approve the concept plan for 204 Highland Ave. as presented was put forth by Vice-Chairman Cooper with a second from Commissioner Harrell.

Motion to approve the concept plan as presented was approved.

VOTE: 8-0

II. Consider Final Plat for Park Place Phase III Subdivision. The subdivision plat depicts 20 lots. The lots layout and sizes conform to the preliminary plat that was approved by the Planning Commission on December 12, 2017. At the preliminary plat consideration, the Planning Commission also granted a variance for lot 1 to lot 7 to exceed the 1:3 lot width to lot length ratio. Nineteen (19) residential lots will be in the Johnson City corporate limits. Lot 3 is outside of the Johnson City corporate limits, and will remain in the urban growth area (under Washington County's Zoning jurisdiction). All lots proposed to be in the City limits meet the minimum 12,000 sq. ft. requirement for lots in the R2-A Zoning District, and the minimum lot width at the front building line of 80 ft. All lots, including those that extend into the Watauga River, have sufficient buildable area above the floodplain's base flood elevation and within the setback requirements (20 ft. in the front, 10 ft. in the side, and 30 ft. in the rear). The subdivision involved the extension of Harbor Approach to loop with Oliver Approach. The new street sections still require the finished asphalt surface and a sidewalk on one side of the street. The developer offers these new street sections to the City for dedication as public streets.

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

A Motion to approve the final subdivision plat along with the developer placing a \$153,000.00 bond and the acceptance of Wisteria Dr. , Harbor Approach and Oliver Approach as city streets was put forth by Commissioner Povlich with a second from Commissioner Harrell.

Motion to approve as stated was approved.

VOTE: 8-0

III. Nomination and election of Secretary for the Planning Commission. With the recent resignation of Col. Paul Williamson who was acting Secretary for the Planning Commission staff requested the Assistant Secretary, Commissioner Stacey Wild, if she would step up to the Secretary position. She agreed and therefore the Planning Commission had to elect an acting Assistant Secretary. A nomination of Commissioner Dagenhart was put forth and the nomination was accepted. He was elected by majority vote of 8-0.

IV. Abandonment of a 210 Ft. alley located behind First Presbyterian Church in Downtown Johnson City. First Presbyterian Church has asked the city for abandonment of a 210 Ft. alley to the rear of their facility. This is for a future "land swap" with the city of Johnson City and First Presbyterian Church.

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

A motion to approve the abandonment of the 210 Ft. alley way contingent to the "Land Swap" actually occurring, as presented was put forth by Commissioner Hixson with a second from Vice-Chairman Cooper. Motion to approve as stated was approved.

VOTE: 8-0



Other

At this time Senior Planner for the City of Johnson City, Matthew Manley gave a presentation on Small Cell and the implementation of the recently passed Ordinance by the City Commission. The presentation was in regards to the placement of the Small Cell towers and equipment. Mr. Manley informed the Planning Commissioners that they will have a roll in this by being the appeal board for all applicants that wish to have their denied applications heard by appeal.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 7:40 pm.

Approval

  
\_\_\_\_\_  
Chairman Dr. Tim Zajonc  
  
\_\_\_\_\_  
Date