



HISTORIC ZONING COMMISSION MEETING AGENDA

Monday, February 12, 2024 at 1:30 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND MEETING PROCEDURES

1. At this time, Chairman McKinney extends a welcome to all visitors. Time will be allowed at the conclusion of the meeting for public comment.

II. APPROVAL OF THE AGENDA

III. APPROVAL OF MINUTES

1. Historic Zoning Commission July 24th, 2023 Called meeting minutes

IV. NEW BUSINESS

1. 100 Block of Broad Street (HISTR24-0212) The Commission is requested to send a positive recommendation to the Kingsport Regional Planning Commission in support of the new Broad Street Overlay Historic District.

V. OLD BUSINESS

1. 1245 Watauga Street – fences
2. 2144 Netherland Inn Road
3. 422 W. Sullivan St. – handrails
4. 434 W. Sullivan – new windows, replace roof
5. 1236 Watauga St. – Windows

6. 1237 Watauga St. – Replace roof

7. 116 W. Main St. – solar panels

8. 714 Yadkin St. – replace roof

9. 1313 Watauga St. – replace roof

10. 1220 Watauga St. – replace roof

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

VIII. ADJOURN

**MINUTES OF THE CALLED SCHEDULED MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

July 24th, 2023

1:30 p.m.

Members Present

Jewell McKinney
Jack Edwards
Chip Millican
Joe Cross
Scott Schriefer

Members Absent

Dr. Erin Reid
Dineen West

Staff Present

Savannah Garland
Jessica Harmon

Visitors Present

Dawn Melton

Historic Zoning Commission (HZC) Chairman Jewell McKinney, opened the meeting at 1:30 p.m. McKinney thanked the commissioners for attending the called meeting and welcomed the visitors. McKinney had the two newest Commissioners, Joe Cross & Scott Schriefer, introduce themselves. McKinney then asked for an approval of the minutes from the March 2023 meeting. On a motion by Commissioner Millican, seconded by Commissioner Edwards the March meeting minutes were approved.

There was nothing under “Old Business”. Under “New Business” McKinney asked the applicant, which is the City of Kingsport, to share their project. The presenters for the project was Jessica Harmon and Dawn Melton. Harmon explained how the old Historic Patton Store is in a state of disrepair. They’ve had a Structural Engineer conduct a report on the condition of the building and its need for removal. Harmon stated that the City will be transferring the property over to the Kingsport Economic Development Board to issue an RFP for the property. It is the intent of the City to find an end user for the property once the demolition is completed. The City is requesting to demolish the East and West sides that are immediate threats and then work through KEDB on the restoration of the original structure. The repairs and restoration would be coming forward from whoever KEDB selects once the RFPs have been received. Commissioner Schriefer asked the timeframe of the demolition and Dawn Melton said it could be four weeks or longer. Commissioner Millican stated that getting the building back to the original structure is headed in the right direction. Millican asked if there would be provisions in place to what could be done to the building and Harmon said yes. After further discussion, Commissioner Edwards made a motion to approve the 2108 Netherland Inn Road surgical demolition of non-original parts of the structure that is failing and to preserve the original store structure. Commissioner Schriefer seconded the motion.

Next, under “Other Business” Planner Garland updated the Commissioners on the recent In-House approvals.

No one spoke during public comment.

McKinney made a motion to adjourn since there were no more comments. There being no further business the meeting adjourned at 1:58 pm.

Respectfully Submitted,

Jewell McKinney, Chairman

Kingsport Regional Planning Commission

Rezoning Report

File Number HISTRC24-02012

New Historic District Overlay (H-20)

Property Information			
Address	100 Block of Broad Street		
Tax Map, Group, Parcel	See attached		
Civil District	11 th		
Overlay District	Proposed H-20		
Land Use Designation	Retail/Commercial		
Acres	+/- 3.24		
Existing Use	Retail/Commercial	Existing Zoning	B-2
Proposed Use	Same	Proposed Zoning	H-20 (Overlay)
Owner /Applicant Information			
Name: KPT Downtown Association Address: 400 Clinchfield St City: Kingsport State: TN Zip Code: 37660 Phone: (423) 392-8822		Intent: <i>To create a new Historic District Overlay zone applied to the 100 Block of Broad Street.</i>	
Planning Department Recommendation			
<p>The Kingsport Historic Zoning Commission recommends sending a POSITIVE recommendation to the Kingsport Planning Commission to apply the Historic Overlay District on to the 100 Block of Broad Street.</p>			
Staff Field Notes and General Comments:			
<p><i>The zoning area for the proposed historic overlay consists of 16 parcels and approximately 3.24 +/- acres. The Historic Overlay District is in addition to the existing base zone for the property, which is B-2, Central Business District. The Kingsport Design Review Guidelines cover both residential and commercial properties. The guidelines do no mandate investments or improvements in structures and only apply to exterior modifications. Staff held an informational meeting with impacted property owners about the proposed new historic overlay at the Kingsport Chamber on December 11, 2023.</i></p>			
Planner:	Savannah Garland	Date:	January 22 nd , 2024
Planning Commission Action		Meeting Date:	Feb. 12th, 2024
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

PROPERTY INFORMATION	Historic District Overlay Zone
ADDRESS	100 Block of Broad Street
DISTRICT	11
OVERLAY DISTRICT	Proposed H-20
EXISTING ZONING	B-2
PROPOSED ZONING	H-20 (overlay district)
ACRES	3.24 +/-
EXISTING USE	retail/commercial
PROPOSED USE	retail/commercial

INTENT & RATIONALE

To create a new Historic Overlay Zone on the 100 Block of Broad Street. The Intent of the Historic District Overlay is to protect and preserve historical architectural values, provide protection from uses that would lessen the significance of the surrounding uses, create an aesthetic atmosphere, strengthen the economy and promote education and knowledge of heritage of the present and future citizens of the community. This request will be considered next at the February 15th, 2024 Planning Commission meeting. If passed by the Kingsport Regional Planning Commission meeting, the Kingsport Board Mayor and Alderman will consider this request during their regular meeting scheduled for February 20th, 2024. The applicant is requesting the 100 block of Broad Street because some buildings are at risk of demolition due to neglect. The local historic regulations include a provision to prevent “demolition by neglect”, a condition in which the city can step in, if necessary, to stabilize the structure and place a lien on the property to offset the expense.

From staff’s perspective, the 100 block of Broad Street contains the oldest structures (predominantly early 1920’s) along Broad Street. Staff is supportive of this request, believing that these historic structures will benefit from the designation as time goes on. Staff views Broad Street as the spinal cord of downtown and recognizes the benefit that a historic overlay would bring to this section of downtown.

Kingsport Regional Planning Commission

Rezoning Report

File Number HISTRC24-02012

HISTORIC ZONING COMMISSION APPLICATION



APPLICANT INFORMATION:

Last Name	Downtown KPT Association	First	M.I.	Date	11-7-2023
Street Address	400 Clinchfield St.			Apartment/Unit #	
City	Kingsport	State	TN	ZIP	37660
Phone	423-392-8822		E-mail Address	rcleary@downtownkingsport.org	

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:
Street Address	Please see attached			Apartment/Unit #
Name of Historic Zone	Broad Street District			
Current Use				

REPRESENTATIVE INFORMATION:

Last Name	Same as applicant	First	M.I.	Date
Street Address				Apartment/Unit #
City		State		ZIP
Phone			E-mail Address	

REQUESTED ACTION:

To create a new H-20 overlay District (Broad St.)

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been notified as to the location, date and time of the meeting in which my application will be reviewed by the Commission. I further state that I am/we are the sole and legal owner(s) of the property described herein or have been appointed by the property owner to serve as a representative for this application and that I am/we are appealing to the Historic Commission.

Signature: Dora M. Crand Date: 11/13/23

Signed before me on this 17th day of Nov, 2023
a notary public for the State of Tennessee
County of Sullivan

Notary Lori P. Lane
My Commission Expires Nov. 21 2026



Kingsport Regional Planning Commission

Rezoning Report

File Number HISTRC24-02012

PARCEL	TAXYR	ADDRESS
21.1	C	MARKET ST W 109
22	C	BROAD ST & 156 152
23	C	BROAD ST 144
24	C	BROAD ST 140
15	C	BROAD ST 155
25	C	BROAD ST & 134 130
13	C	BROAD ST 147
27	C	BROAD ST & 128 126
28	C	BROAD ST 122
12	C	BROAD ST 139
29	C	BROAD ST 120
30	C	BROAD ST 116
11	C	BROAD ST 137
10	C	BROAD ST 133
9	C	BROAD ST 125
8	C	BROAD ST 117





Zoning Map



1/29/2024, 10:16:44 AM

Demolition Liens

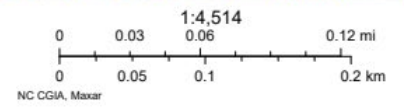
Demolition

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

City Zoning	GC	AR	B-3	BC	M-2	PBD-3	PMD-2
<Null>	B-2E	B-1	B-4	GC	MX	PBD*	PUD
T/A/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1



Web AppBuilder for ArcGIS

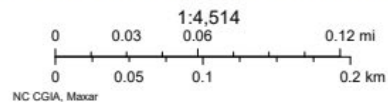


100 Block of Broad with HZ



1/29/2024, 10:23:23 AM

- Demolition Liens
- Demolition
- Sullivan County Parcels Jan 2023
- Parcels
- Kpt 911 Address
- Historic Districts
- Urban Growth Boundary
- Streets
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street



Web AppBuilder for ArcGIS

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Kingsport Regional Planning Commission to apply and Historic Overlay District on the 100 Block of Broad Street.