

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES**

February 22, 2016

Members Present:

Kelly Graham, Chairman
Alison Scanlan, Secretary
Mark Byington, Vice-Secretary
Joel Staton
Michelle Denise
Jack Young

Staff/Others Present:

Brian K. Rose
Blake Ailor
Jessica Harmon
Heather Moore
Danielle Kiser
Christy Justice

Members Not Present

Mark Webb
Kevin Buck
John Brothers

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, February 22, 2016. Ms. Alison Scanlan performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no revisions to the January 25, 2016 minutes, they were approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. Site Plan – Eastman Credit Union

Ms. Jessica Harmon presented information on the proposed site plan. Eastman Credit Union was proposing to locate a 4,248 square foot credit union at 101 Sprint Drive. The property was zoned B-3 (General Business) and was located within the Highway 394 Planned Development Area Overlay. Section 407.1.3.a Site plan Submittal Requirements within the highway 394 Planned Development Area Overlay requires the submission of a preliminary concept plan for approval by the Planning Commission prior to the submission of a full site plan as required by Chapter 10 of the Zoning Ordinance.

Staff recommended that the Planning Commission approve the conceptual site plan and building elevations for Eastman Credit Union based on conformance with the Highway 394 Overlay District regulations conditional on the following requirements:

- Full site plan review meeting the requirements of Chapter 10 of the Zoning Ordinance by city staff including but not limited to:
 - Submission of a lighting/photometric plan
 - Fire hydrant locations determined to meet the 400 hose-lay foot requirement

Mr. Joel Staton made a motion to accept staff's recommendation; Ms. Michelle Denise seconded the motion. The motion carried unanimously.

B. Subdivision – UGB – Joseph H. Fox

Ms. Heather Moore presented information on the proposed subdivision. Mr. Wayne Fox and Ms. Teresa Fox Whitaker, acting as executors for the will of Ms. Beatrice Fox, have requested preliminary and final subdivision approval of a 4.28 acre parcel. The subdivision was located just east of Egypt Road's intersection with Lakeshore Road in Sullivan County, in Bristol's Urban Growth Boundary. Ms. Moore stated that the property owner and the surveyor were present to answer questions.

Staff recommended that the Planning Commission grant preliminary approval of Joseph H. Fox Property Subdivision, contingent upon the following:

1. Sanitary sewage disposal service (SSDS) approval from Tennessee Department of Environmental & Conservation (TDEC).
2. Approval from Bristol Bluff City Utility District for provision of water service and of the water line with easement as shown on the plat.

Mr. Michael Grigsby, 50 Veldt Lane, Afton, TN, stated that he was the surveyor of the plat and that it was his expectation to have all the paper work in order and the plats signed by the March Planning Commission meeting.

Ms. Teresa Whitaker 391 Whitaker Road, Piney Flats, TN, spokesperson for the property owners, stated that the lots had been tested and they had all perked.

Mr. Graham questioned why this subdivision was before the Planning Commission for preliminary approval and not final approval. Mr. Brian Rose explained that the reason that staff was asking for preliminary approval on this subdivision instead of final approval was due to the subdivision regulations stating that a subdivision would need to be accompanied by written approval from the utility company or companies servicing the subdivision before final approval can be submitted and the written approval had not been submitted at this time.

Mr. Jack Young made a motion to grant preliminary approval of the subdivision contingent upon staff's recommendation; Mr. Mark Byington seconded the motion. The motion was approved unanimously.

C. Rezoning – UGB – 1940 Highway 126

Ms. Heather Moore presented information on the proposed rezoning. Robert W. Carswell had requested that part of his 27.7 acre parcel be rezoned from R-1 (Low Density/Single Family Residential) to B-3 (General Business Service). The property was located in Sullivan County, Tennessee, at the southern end of the City of Bristol's Urban Growth Boundary. The purpose of the rezoning request was to allow for a wrecker service and storage lot to be placed on the property. Ms. Moore informed the Planning Commission that Mr. Carswell was present to answer questions. Staff recommended that the Planning Commission vote to send a favorable recommendation to the Sullivan County Commission to rezone the property from R-1 to B-3.

Mr. Graham explained that the Planning Commission does not rezone property, that they send either a favorable or unfavorable recommendation to either Sullivan County or the City Council.

Mr. Robert Carswell II, 1940 Highway 126, stated that he is the owner of the property and identified that he had spoken to several of the neighboring property owners and did not find anyone opposing the rezoning.

Ms. Alison Scanlan questioned staff if they had received any responses from the neighboring properties either in favor or opposing to the rezoning. Ms. Moore stated that she had received one phone call about the rezoning, but the caller did not state if they were in favor or opposed to the rezoning.

Mr. Graham expressed his concern that if the property were to be rezoned commercial then other property owners in the area would request to be rezoned as well.

Mr. Mark Byington made a motion to approve the rezoning; Mr. Joel Staton seconded the motion. The motion carried with a 4-2 vote.

OTHER MATTERS:

Mr. Graham recognized Ms. Moore for her work with the City of Bristol, TN for ten years and thanked her for her time and efforts.

Mr. Joel Staton questioned staff if there were a schedule for educational training for the Planning Commission members. Mr. Rose stated that staff was working on some ideas for training and that would be shared with the members soon.

STAFF UPDATES:

None

With no other business to discuss, the meeting was adjourned at 7: 15 p.m.



Chairman, Kelly Graham