

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES**

September 19, 2016

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice Chairman
Alison Scanlan, Secretary
Mark Byington, Vice-Secretary
Joel Staton
Kevin Buck
Margaret Feierabend

Staff/Others Present:

Brian K. Rose
Cherith Marshall
Blake Ailor
Heather Moore
Christy Justice

Members Not Present

John Brothers
Michelle Reuning

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, September 19, 2016. Mr. Mark Byington performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no corrections to the August 15, 2016 minutes, they were approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

A. None

NEW BUSINESS:

A. Site Plan – 75 Phillipswood Drive

Mr. Brian Rose presented information on the conceptual site plan. Mr. Bart McMillian of Blue Ridge Environmental was requesting conceptual site plan approval to locate a 5,400 square foot transportation facility dedicated to the transportation of medical waste and shredding of sensitive documents at 75 Phillipswood Drive. This conceptual site plan was before the Planning Commission for consideration as it was situated in a development zoned Planned Business District (PBD). This district permits the placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional zoning based on an approved development plan. The Planning Commission was given the opportunity to review conceptual site plans for compliance with the Planned Business District requirements plan prior to the project being submitted for full site plan review meeting Chapter 10, Site Plan and Erosion Control Requirements. Staff recommended that the Planning Commission approve the conceptual site plan for Blue Ridge Environmental noting conformance to the intent of the Planned Business District.

Mr. Joel Staton asked for an explanation of flood zone X. Mr. Blake Ailor stated that there was a creek running beside of the property and the flood zone X was the five hundred year floodplain, but there was no significance to the building or the developer's plans for the site.

Mr. Kelly Graham asked staff to explain the difference in flood zone X and flood zone A. Mr. Ailor stated that flood zone X is outside of the five year floodplain, A and AE were the one hundred year floodplain.

Jeff McMillian, 120 Fox Creek Circle, Bristol, TN, commented that Mr. Mitch Walters would not be the owner of the property. Mr. McMillian stated he felt this would be a good location for this business.

Ms. Margaret Feierabend questioned the lighting plans for the facility. Mr. McMillian explained that he had plans to meet with BTES concerning the lighting. Ms. Feierabend expressed concern about the lighting being a problem for the neighboring properties. Mr. McMillian stated he planned to be a good tenant and a good neighbor.

Mr. Bart McMillian, 206 Auburn Street, Bristol, TN, explained that the site plan was basically a garage to house the trucks for security purposes. Mr. Joel Staton inquired how often Mr. McMillian planned to dispose of the medical waste. Mr. McMillian stated that he planned to dispose of waste every two weeks.

Mr. Mark Webb made a motion to accept staff's recommendation; Mr. Joel Staton seconded the motion. The motion carried unanimously.

OTHER MATTERS:

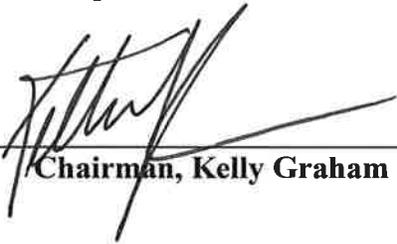
Revision of Bylaws

Mr. Brian Rose presented information on the bylaws review. The proposed changes were presented to the Planning Commission members and were discussed. Ms. Margaret Feierabend stated that she felt it should be included in the bylaws that an allotted amount of time should be given before the Bylaws were changed so that those members that were not present would have a chance to review the changes before the changes go into effect. After discussion, it was decided that the bylaws be amended to state, under Article Nine, that notification of proposed bylaw changes must be submitted at the previous regularly scheduled Planning Commission meeting.

Ms. Margaret Feierabend made a motion to approve the bylaws with the addition of the amendment to Article Nine; Mr. Kevin Buck seconded the motion. The motion carried unanimously.

STAFF UPDATES:

With no other business to discuss, the meeting was adjourned at 6:30 p.m.



Chairman, Kelly Graham