

**BRISTOL TENNESSEE MUNICIPAL REGIONAL  
PLANNING COMMISSION  
MINUTES**

**January 23, 2017**

***Members Present:***

Kelly Graham, Chairman  
Mark Byington, Vice-Secretary  
John Brothers  
Joel Staton  
Kevin Buck  
Margaret Feierabend

***Staff/Others Present:***

Brian K. Rose  
Cherith Marshall  
Blake Ailor  
Heather Moore  
Steve Blankenship  
Christy Justice  
Tim Beavers

***Members Not Present***

Mark Webb, Vice-Chairman  
Alison Scanlan, Secretary  
Michelle Reuning

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, January 23, 2017. Mr. Mark Byington performed roll call and a quorum was declared present.

**APPROVAL OF MINUTES:**

There being no corrections to the December 19, 2016 minutes, they were approved as presented.

**UNSCHEDULED COMMENTS FROM THE PUBLIC:**

None

**OLD BUSINESS:**

**A. None**

## **NEW BUSINESS:**

### **A. Rezoning – Island Road**

Mr. Brian Rose presented information on the rezoning request. The property owner requested their property, located at Tax Map 19, Parcel 26 off of Island Road in Sullivan County, be rezoned from A-1 (General Agricultural/Estate Residential District) to PMD-1 (Planned Light Manufacturing). The owners had stated their intended purpose of the rezoning request was to relocate their reconstruction demolition company and site operations to the subject property. The property was located in the City of Bristol's Urban Growth Boundary, an area adopted by the City Council to provide a guide for future growth of the city limits. Due to the agricultural/residential character of the surrounding properties, the Sullivan County Land Use Plan projecting medium density residential, the City of Bristol Future Land Use Plan projecting low density residential, and in following Policy 2 of Bristol's Future Land Use Plan to protect the character of residential neighborhoods, staff recommended the Planning Commission send an unfavorable recommendation to the Sullivan County Commission for this request.

Mr. Kelly Graham asked for an explanation between the zones A-1 and PMD-1. Mr. Rose stated that an A-1 zone was agricultural or sparsely dense residential use properties and PMD-1 zone was limited manufacturing. Mr. Graham asked if the property were to be rezoned would it be zoned for the specific project, or would the zone be specific to the land. Mr. Rose indicated that zoning follows the land. Mr. Rose also stated that the Bristol Regional Municipal Planning Commission would be making a recommendation to the Sullivan County Commission on this rezoning request, but the final decision would come from the Sullivan County Commission.

At this time, Mr. Graham opened the floor to public comments.

Mr. and Ms. Jim and Robin McAdam, 4445 Island Road, indicated that their property was located west of the subject property and they expressed concern that if the property were to be rezoned that it would impact their property value. They also expressed concern that if there were to be manufacturing on the subject property that there would be toxins in the air and land from the manufacturing.

Mr. and Ms. Darrell and Wilhelmina Barker, 4462 Island Road, stated that their property was adjacent to the subject property. Mr. and Ms. Barker expressed concern that, if there were to be a manufacturing development on the subject property, that the land would be contaminated and it could possibly contaminate their well water. Mr. Barker stated that there was already an issue with water runoff on their property from the subject property and that if the topsoil were disturbed that it would create increased flooding onto their property. Ms. Barker felt there would also be an issue with excessive noise coming from the demolition company.

Ms. Lisa Hawkins, 4486 Island Road and Ms. Shirley Warren, 4515 Island Road, both expressed concern that disturbing the land and creating manufacturing use on the subject property could cause flooding on their property. Ms. Hawkins also stated that she had been informed that the property owners had applied for a hazmat license and she stated that she did not want hazmat in the area.

Ms. Glenna Moore, 4373 Island Road, presented a map of her property to the Planning Commission members and expressed concern about the land being contaminated if

manufacturing were to be developed on the subject property. Ms. Moore also stated that her property had been in her family for years and she felt as though the surrounding zoning on the land should remain agricultural. Ms. Moore also expressed concern that, if manufacturing were to develop on the subject property, it would contaminate her livestock food source.

Ms. Joyce Lunsford, 4415 Island Road, expressed concerns about toxins being exposed to the area if manufacturing were allowed in the area. She also expressed fear that large trucks traveling on the area narrow road would be dangerous.

Ms. Bobbie Noel, 141 Arwood Drive, Kingsport TN, stated that her mother owned the property located at 4423 Island Road. Ms. Noel expressed concern about the added traffic on the narrow road and the potential of hazardous contaminants onto the land from the demolition company.

At this time, Mr. Graham closed the floor to public comments.

Mr. John Brothers made a motion to accept staff's recommendation and send an unfavorable recommendation to the Sullivan County Commission; Mr. Joel Staton seconded the motion. The motion carried with a 5-0 vote with Mr. Mark Byington abstaining from voting on this matter due to his close relationship with the subject property owners.

#### **B. Adoption of the Updated Zoning Map**

Mr. Brian Rose presented information on this adoption request. Several years ago, city staff initiated a procedure to annually update the official zoning map, incorporating all of the zoning map amendments passed in the previous year. This allows for the creation of a trail of zoning actions and establishes the official map for record purposes. Amendments to the Zoning Map since its previous official adoption date of January 2, 2016 are shown on the notes below:

- Rezoning Ordinance 16-7 rezoning property at 800 and 834 East Mary Street from M-1 (Light Industrial) and M-2 (General Industrial) to R-1B (Medium Density Single Family). The zoning affected 9.55 acres and was effective September 23, 2016.

Ms. Margaret Feierabend made a motion to adopt the updated zoning map as presented; Mr. Mark Byington seconded the motion. The motion carried unanimously.

#### **C. Right-of-Way Abandonment – Massengill Park Road**

Mr. Brian Rose presented information on the right-of-way abandonment request. With the development of the Massengill Park subdivision at the western end of Massengill Park Road, a portion of the Massengill Park Road right-of-way was proposed for abandonment. Up until recently, the public pavement of Massengill Park Road ended at the Beecham Park development. At the end of the Massengill Road public right-of-way, there was a section of right-of-way off the southern side of the roadway that served as a turnaround. Massengill Park Road was extended for the new Beecham Park development with a new roadway configuration that replaced the private loop road with a curved public roadway with a cul-de-sac at the end of it that provided sufficient turnaround capability. Thus, the existing turnaround right-of-way was rendered obsolete, and it was proposed to abandon that right-of-way and absorb it into the adjacent parcel. Staff recommended the following actions of the Planning Commission:

1. That a favorable recommendation for abandonment of the portion of Massengill Park Road right-of-way be forwarded to the Sullivan County Commission for their action.
2. That no utility or stormwater easements be retained in the proposed abandonment area.

At this time Mr. Kelly Graham opened the floor to public comment.

Mr. Peter Manderichio, 405 Massengill Road, indicated that, if approved, the abandonment would create an extension to his front yard. Mr. Manderichio stated that he had been maintaining the property and would continue to maintain the property.

Mr. Graham asked if this item would go before the Sullivan County Commission. Mr. Rose stated that this item was in the county and once the Planning Commission gave their recommendation that it would go before the Sullivan County Commission for a final decision.

Mr. Joel Staton made a motion to send a favorable recommendation to the Sullivan County Commission to abandon the right-of-way as staff recommended; Ms. Margaret Feierabend seconded the motion. The motion carried unanimously.

#### **D. Site Plan – Tesla Motors Charging Station**

Mr. Mark Byington chaired this item. Mr. Kelly Graham abstained from voting on this item due to his business involvement with Mr. Steve Johnson. Mr. Kevin Buck abstained from voting on this item due to his business involvement with The Pinnacle Development. Mr. Brian Rose presented information on the conceptual site plan review. Mr. Zachery Sheets, of GPD Group, was requesting conceptual site plan review to locate eight (8) Tesla Charging Stations within The Pinnacle Development. This conceptual site plan was before the Planning Commission for consideration as it was situated in a development zoned Planned Business District (PDB). The goal of the PBD was to provide for developments in which buildings, land use, transportation facilities, utility systems, and open spaces were integrated through overall design. 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. Staff recommended that the Planning Commission approve the conceptual site plan for Tesla Motors noting conformance to the intent of the Planned Business District provisions as well as The Pinnacle – Phase 1 Master Plan.

Ms. Margaret Feierabend made a motion to approve staff's recommendation for the site plan; Mr. John Brothers seconded the motion. The motion carried with 4-0 vote with Mr. Graham and Mr. Buck abstaining.

#### **OTHER MATTERS:**

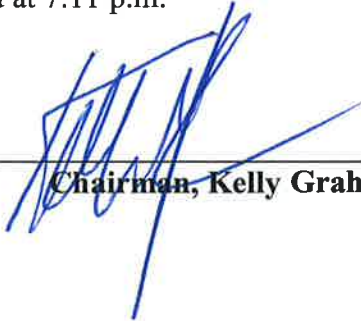
Mr. Kelly Graham inquired about receiving staff's monthly report. Mr. Brian Rose stated that the January report had not been completed, but the Planning Commission should expect the report in their February packet.

Mr. Graham inquired on the status of the property surrounding the Bristol Chamber of Commerce. Ms. Danielle Kiser stated that the redevelopment district had been expanded to include the block behind the Bristol Chamber of Commerce. Mr. Graham questioned staff if there had been discussions that a rezoning could be coming before the Planning Commission. Mr. Blake Ailor stated that there had been discussions with staff about rezoning the property to B-2 which, he stated, would mimic the downtown business district.

**STAFF UPDATES:**

None

With no other business to discuss, the meeting was adjourned at 7:11 p.m.



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**Chairman, Kelly Graham**