

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES

Slater Community Center
325 McDowell Street | Bristol, TN 37620
February 20, 2023
6:00 PM

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice-Chairman
Joel Staton, Secretary
David Akard III, Vice-Secretary
Lea Powers
Tekai Shu
Mahlon Luttrell
Andrew Snyder
Jason Booher

Staff Present:

Cherith Young
Danielle Smith
Ross Peters
Heather Moore
Carty Leonard
Steve Blankenship
Bretta Morenings

CALL TO ORDER AND ROLL CALL

Chairman Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 PM on Monday, February 20, 2023. A roll call was performed, and a quorum was declared present.

APPROVAL OF MINUTES

Jason Booher motioned to approve the January 23, 2023 meeting minutes. Mark Webb seconded the motion. The vote in favor was unanimous.

UNSCHEDULED COMMENTS FROM THE PUBLIC

Zachary Mullins, 776 Old Jonesboro Road, inquired about the status of the proposed B-4 zone. Cherith Young stated Staff is reviewing the B-3 district and business types that could be candidates for B-4. She noted Staff is actively reviewing the mapping of the City for potential B-4 locations, but due to the detailed nature of this request, Staff would present their recommendation during a future meeting.

NEW BUSINESS

A. Rezoning: 1219 Golf Street

Representative: Carl R. Moore, Jr. (property owner)

Cherith Young presented zoning information, imagery, available services, and proposed use of the parcel. She discussed the Future Land Use Plan and noted the map supported the rezoning request from R-2 to R-3. If approved, the applicant plans to use the lot as a parking area in support of his adjacent loft apartment development.

Public notification signs were placed on the property to announce the request, the Planning Commission meeting date and location, and a contact phone number. Adjacent property owners were notified of the request by letter. Staff has not received any comment letters regarding the rezoning application.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to City Council for this request.

Discussion ensued regarding rezoning, permitting, number of units, the timeframe of construction, and proposed use.

Jason Booher motioned to approve the staff recommendation. David Akard seconded the motion. The vote in favor was unanimous.

B. Concept Plan: Farm Meadows

Representative: KD Moore (developer)

Kelly Graham recused himself from this agenda item. Cherith Young presented an overview of the parcel, zoning information, and imagery of the proposed concept plan. She noted the development would be gated and accessible via a private access drive. She stated the Commission was reviewing the concept plan because the development is in the Highway 394 Overlay District and noted, upon approval of the conceptual plan, the applicant would submit a full site plan application.

Staff recommended that the Bristol Tennessee Municipal Regional Planning Commission approve the conceptual site plan for this project noting conformance to the intent of the Highway 394 Overlay District.

Discussion ensued regarding the maintenance of the private roads, commercial access standards, amenities, HOAs, and possible dedication of private streets.

Jason Booher motioned to approve the staff recommendation. Joel Staton seconded the motion. The vote in favor was 8-0. Kelly Graham abstained.

C. Preliminary Plat: Fox Meadows

Representatives: Jerome Malinay, Ardent Development Group (developer)

Cherith Young presented imagery, information on the proposed rezoning request, the plat and a summary of changes between the preliminary and revised preliminary plats. She reviewed the Planning Commission's role in approving a reduction in the right-of-way (ROW) and stated that the Commission must explicitly approve it. She noted due to TVA easements, the developer requested a change in the ROW width along Wisteria Drive. Ms. Young stated that a reduction in the ROW width would eliminate the sidewalk on one side of Wisteria Drive.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission grant preliminary approval for the revised Fox Meadows Subdivision, Phases 4, 5, and 6 noting conformance to the Bristol, Tennessee Subdivision Regulations, as well as the Bristol.

Tennessee Zoning Ordinance. The recommendation was subject to the approval of the ROW reduction along Wisteria Drive.

Discussion ensued regarding the impact on lot sizes, the upcoming City Council annexation public hearing, Wisteria Drive ROW reduction and widths, and sidewalk requirements.

Andrew Snyder motioned to approve the staff recommendation. Mark Webb seconded the motion. The vote in favor was unanimous.

D. Odessa Drive Right-of-Way Abandonment

Cherith Young presented a summary of Dr. and Mrs. Green’s right-of-way abandonment request and imagery of the plat. For the abandonment to occur, the Bristol, Tennessee City Council must pass an abandonment ordinance on two readings after receiving a recommendation from the Planning Commission.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the City Council for First Reading

Joel Staton motioned to approve the staff recommendation. Andrew Snyder seconded the motion. The vote in favor was unanimous.

E. Sullivan County Text Amendment Recommendation

Cherith Young presented a summary of proposed Sullivan County text amendments and noted Planning Commission was asked to review these because the proposed changes could impact property in the Urban Growth Boundary. The amendments were minor in nature and affected the Sullivan County Zoning Resolution.

Staff recommended that the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission to approve the text amendments to Sullivan County Resolution.

Mark Webb motioned to approve the staff recommendation. Jason Booher seconded the motion. The vote in favor was unanimous.

OLD BUSINESS

None.

OTHER MATTERS

A. Discussion: Brewpub

Cherith Young discussed the parcel and zoning for the proposed full-service restaurant/brewpub. She noted zoning requirements for each district and reviewed options, such as rezoning to B-1A/B-1B or adding a special use permit to the R-3 zone, for the Planning Commission’s consideration.

Discussion ensued regarding adaptive reuse permits, special use permits, rezoning, and spot zoning. Danielle Smith stated the Commission would review evidence to either support or

oppose any future rezoning applications to ensure it would not constitute spot zoning. Jason Booher stated rezoning the parcel could complicate the spot zoning issue. Chairman Kelly Graham stated rezoning this parcel was logical and noted that requiring a special use permit is subjective and would impact zoning throughout the city. Mr. Booher requested the Commission recommend one of Staff's three options for the Commission to vote on next month. Andrew Snyder expressed concerns over rezoning a parcel for one business. David Akard inquired about R-3 zoning requirements. Ms. Young reviewed the R-3 permitted uses. Chairman Graham stated recommending a special use permit in R-3 would also be for this specific property and noted rezoning the parcel would be more transparent.

Chairman Graham canvassed the Commission and each commissioner offered their feedback. Ms. Smith briefly reviewed current special use permit Zoning Ordinance criteria and asked the Commission to generate a list of additional criteria for Staff. Chairman Graham requested a list of items (screening, refuse, parking, etc.) for the Commission to review before voting on the special use permit.

Andrew Snyder excused himself from the meeting.

Jason Booher motioned to have Staff present a recommendation for a special use permit in the R-3 District. David Akard seconded the motion. The vote in favor was unanimous.

B. Discussion: Downtown Redevelopment Project

Cherith Young discussed the City's design standards that govern the appearance of buildings in all commercial districts. She asked the Commission if there was a need to further define/expand these standards for new construction in the downtown area and historic neighborhoods.

Discussion ensued regarding a joint corridor design standard with Bristol, Virginia, and design standard mandates. Ms. Young stated the City shared regulations with Bristol, Virginia in the past and confirmed they are involved with the West State Street Corridor Project. She noted Staff would like to be proactive with design standards as new developments are reviewed and discussed imposing the standards on new construction. The Planning Commission discussed and Ms. Young stated she would send a copy of the Design Guidelines to the Commission for review.

C. Discussion: Project Updates

1. West State Street Corridor

Cherith Young stated the online survey for the project is available and asked the Commission to complete and share it.

2. Highway 394

Cherith Young stated City of Bristol staff met with Sullivan County and TDOT staff the week prior and addressed the lack of City representation on the committee. Jason Booher noted most of the Corridor is in Bristol, TN, and urged Staff to ensure the City has equal representation on the committee.

3. Historic Preservation Awards

Cherith Young discussed the highlights of the ceremony held in January.

D. City Council Update

Cherith Young stated City Council passed the resolution to set the public hearing for the Fox Meadows annexation.

E. Training Update

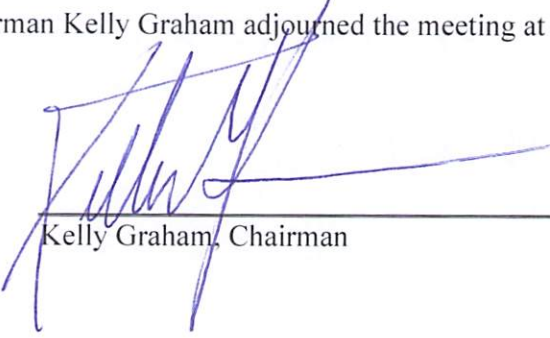
Cherith Young stated Staff is working on future training sessions.

F. Site Plan and Subdivision Plats Report

Cherith Young briefly reviewed the Site Plan Report with the Commission.

ADJOURNMENT

With no other matters to present to the Board, Chairman Kelly Graham adjourned the meeting at 8:23 PM.



Kelly Graham, Chairman