

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES

Slater Community Center
325 McDowell Street | Bristol, TN 37620
April 17, 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

Staff Present:

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

Members Absent:

Andrew Snyder

CALL TO ORDER AND ROLL CALL

Chairman Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:02 PM on Monday, April 17, 2023. A roll call was performed, and a quorum was declared present.

APPROVAL OF MINUTES

Lea Powers motioned to approve the March 20, 2023, meeting minutes. Mark Webb seconded the motion. The vote in favor was unanimous.

UNSCHEDULED COMMENTS FROM THE PUBLIC

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

OTHER MATTERS

A. Discussion: B-3 & M-1 Permitted Uses

Cherith Young discussed the purposes of B-3, M-1, and M-2 Districts and reviewed NAICS codes for the businesses currently in B-3 that were identified by the Planning Commission as candidates to relocate to the M-1 and M-2 districts.

Discussion ensued regarding specifying subjective language in the Zoning Ordinance, defining terms such as “operator” and “incidental manufacturing”, and restricting square footage instead of quantifying operators for certain business types. Ms. Young stated Staff would review and present options restricting square footage for distilleries at a future meeting.

The Commission discussed car washes and automotive repair in B-3. Ms. Powers noted the lack of vacant land in the city and the need to be selective with the remaining land moving forward. Ms. Young stated if machine shops are removed from B-3 there would be no impact on auto repair shops and noted Staff would revise the staff report to further define the businesses in question.

Ms. Young discussed the manufacturing of articles to be sold in B-3 and stated Staff would present a maximum square footage restriction instead of quantifying the number of operators.

Commissioners agreed to keep the following businesses in B-3:

- Car Washes
- Clinical Laboratories
- Motor Fuel Stations (447)

Commissioners asked Staff to provide more information for the following businesses in B-3:

- Above Ground Flammable Tanks (not exceeding 1,000 gallons)

Commissioners asked Staff to remove the following businesses from B-3:

- Cardboard Manufacturing (3222)
- Machine Shops (3327)
- Milk Distribution Stations (4444)

The Commission discussed electric vehicles (EVs). Ms. Young stated Staff is monitoring EVs and will research training opportunities for commissioners.

Ms. Young stated Staff will present a recommendation for the proposed B-3 changes during next month’s meeting and noted a housekeeping item staff would like to correct at that time. When the ordinance to amend the type of storage facilities allowed in B-3 District was approved, the M-1 and M-2 permitted use lists should have also been updated and were not.

B. Discussion: Sign Ordinance

Cherith Young presented updates from the sign ordinance work session on April 12, 2023, including an enforcement summary, defining off-premises signs and seasonal decorations, political signage, and temporary sign allowance. The work session concluded with a consensus to schedule another work session.

Discussion ensued regarding temporary signs, nomenclature, and a future work session date. Commissioners asked to meet on May 9, 2023.

C. Discussion: Project Updates

1. West State Street Corridor

Cherith Young stated the corridor study is progressing.

2. Highway 394

Cherith Young stated Staff developed a draft conceptual plan for TDOT to review and would draft a scope to start the bid process for a consultant if TDOT expressed consideration of the concept.

D. City Council Update

The zoning designation for the Fox Meadows strip annexation was approved at the second reading, following a public hearing at the April 4th meeting of the City Council. The rezoning request at 1209 Golf Street was also approved.

E. Training Update

Cherith Young discussed an MTAS training in early May and stated Staff would research training opportunities related to electric vehicle charging.

F. Site Plan and Subdivision Plats Report

Cherith Young briefly reviewed the Site Plan and Subdivision Plats Report with the Commission.

ADJOURNMENT

With no other matters to present to the Commission, Chairman Kelly Graham adjourned the meeting at 7:24 PM.



Kelly Graham, Chairman