

# BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES

Slater Community Center  
325 McDowell Street | Bristol, TN 37620  
January 23, 2023  
6:00 PM

## **Members Present:**

Kelly Graham, Chairman  
Mark Webb, Vice-Chairman  
Joel Staton, Secretary  
David Akard III, Vice-Secretary  
Margaret Feierabend  
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, January 23, 2023. A roll call was performed, and a quorum was declared present.

## **APPROVAL OF MINUTES**

Mahlon Luttrell motioned to approve the December 19, 2022, meeting minutes. Mark Webb seconded the motion. The vote in favor was unanimous.

## **UNSCHEDULED COMMENTS FROM THE PUBLIC**

None.

## **NEW BUSINESS**

### **A. Subdivision Plat: Chadsworth Condominium Plats**

Ross Peters presented an overview of the plats, imagery, and zoning.

Discussion ensued regarding the construction company/property owner. Mr. Peters stated the units were previously constructed and that approval would allow the property owner to give titles to the current occupants.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission grant final approval for Lots B20, B22, B23, B24, B25, B26, & B28 – Condominium Plat Chadsworth Phase 1 Subdivision, noting conformance to the Bristol, Tennessee Subdivision Regulations, as well as the Bristol, Tennessee Zoning Ordinance.

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

**B. Fox Meadows Plan of Services & Annexation Recommendation**  
**Representatives: Jerome Malinay, Ardent Development (developer)**

Cherith Young presented an overview of the parcel, zoning information and discussed the plan of services with the Commission.

Discussion ensued regarding the preliminary plat, proposed use of the annexed property, and widening of loop streets. Ms. Young stated the additional property would not result in an increase in the overall number of lots. The applicant was revising the plat and may end up with an extra lot but the addition of the annexed land would add more depth to adjust streets.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the City Council for the plan of services.

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

**C. Sullivan County Text Amendment Recommendation**

Cherith Young presented a summary of proposed Sullivan County text amendments and noted the Planning Commission was asked to review the proposed changes as they could impact property within the Urban Growth Boundary.

Staff recommended the Bristol Tennessee Municipal Regional Planning Commission forward a favorable recommendation to the Sullivan County Commission on the proposed minor text amendments.

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

**OLD BUSINESS**

None.

**OTHER MATTERS**

**A. Discussion: General Merchandise Stores**

Kelly Graham recused himself from the conversation due to representing Dollar General. Cherith Young reviewed information from the Board of Zoning Appeals case from December 2022. She presented an overview of B-1A and B-1B zones, history of the issue from 2017/2018, and noted that since the issue was last discussed, the City has adopted commercial design standards that would prohibit certain materials and govern architectural design.

Discussion ensued regarding the history of allowance of general merchandise stores in B-1A and B-1B and design standards.

Jason Booher motioned to send a favorable recommendation to City Council to add NAICS code 452990 to B-1A and B-1B zones. David Akard seconded the motion. The motion to forward a positive recommendation was eight in favor with one abstention (Kelly Graham, due to his representation of Dollar General).

**B. Discussion: Wrecker Services**

Cherith Young stated wrecker services were recently removed from the B-3 zone and permitted in M-1 and M-2 zones with limitations on storage lot size and fencing requirements. She noted Mr. and Ms. Mullins withdrew their rezoning request on Bellebrook Road and wanted to participate in future wrecker service conversations.

Discussion ensued regarding spot zoning, Future Land Use Map best practices, junkyards, reevaluating B-3 zoning, creating and defining a B-4 zone, and moving away from NAICS codes. Ms. Young stated if the Commission elects to move forward with the B-4 zone, Staff would review the Future Land Use Map while reclassifying B-3 and creating the proposed B-4 zone. The Commission asked Staff to review businesses that could be candidates for the B-4 zone.

**C. Discussion: Full-Service Restaurant/Brewpub Use**

**Representative: Rick Armstrong** (realtor)

328 Galway Road, Bristol, TN

**Adam Woodson** (brewery owner)

22526 Greenspring Road, Abingdon, VA

Cherith Young discussed the proposed use of a parcel adjacent to the Bristol Country Club. She noted a sports club could be a permitted through a Special Use Permit in the R-1A and R-3 zones. She presented regional zoning imagery as related to the Future Land Use Map.

Discussion ensued regarding current and historical zoning and land use, spot zoning, adaptive reuse, and amendment timeframes. Ms. Young stated the adjacent property contains existing commercial businesses and reiterated that R-1A and R-3 zones allow for a private sports club with a special use permit and does not permit a standalone restaurant on its own parcel. Danielle Smith stated if the use benefited multiple citizens and not one entity, it would not constitute spot zoning and noted the adaptive reuse permit, as written, would not work for this situation. Ms. Young stated the Zoning Ordinance would require an amendment for a Special Use Permit, or the Future Land Use Map could be amended to rezone the property. Kelly Graham inquired about rezoning the property to B-1B. Ms. Young advised the Commission the process would take approximately 3 months to rezone the property and amend the Future Land Use Map. Rick Armstrong discussed additional areas in Bristol that could benefit from B-1B zoning. The Commission noted neighborhood education sessions would be vital to this process.

**D. Discussion: Project Updates**

**1. West State Street Corridor**

Cherith Young stated Staff is reviewing, and beta testing the survey from WSP and will send it to the Commission for review.

**2. Highway 394**

Cherith Young stated she is meeting with Sullivan County and TDOT in February.

**3. Historic Preservation Awards**

Cherith Young discussed the highlights of the ceremony.

**E. City Council Update**

Cherith Young stated the bus terminal ordinance was approved at second reading and is effective later this week.

**F. Training Update**

Cherith Young discussed the possibility of a subdivision development training for February or March and encouraged the Commission to suggest topics for future trainings.

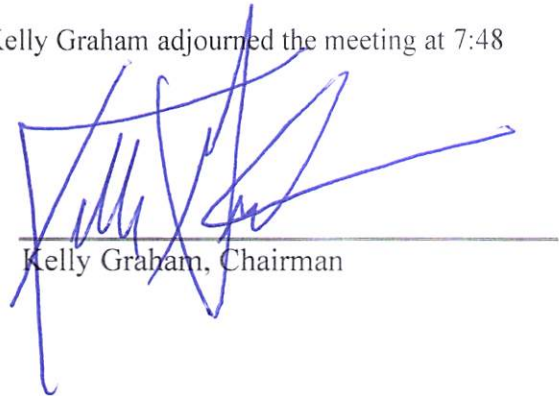
**G. Discussion: Site Plan and Subdivision Plats Report**

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

Cherith Young stated the Statement of Disclosure of Interests was filed by all but one Planning Commission member.

**ADJOURNMENT**

With no other matters to present to the Board, Chairman Kelly Graham adjourned the meeting at 7:48 PM.



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Kelly Graham, Chairman