

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
February 18, 2019**

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice-Chairman
Joel Staton, Secretary
Mark Byington, Vice-Secretary
Scott Gaynor
Kevin Buck
Margaret Feierabend
Jack Young

Staff/Others Present:

Tim Beavers
Danielle Kiser
Cherith Young
Ross Peters
Heather Moore
Steve Blankenship
Christy Justice

Members Not Present

None

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:13 p.m. on Monday, February 18, 2019. Mr. Joel Staton performed roll call and a quorum was declared present.

Mr. Kelly Graham announced that this meeting was preceded by a Planning Commission work session where all members were in attendance.

APPROVAL OF MINUTES:

There being no corrections or additions to the January 28, 2018 minutes, Mr. Kevin Buck made a motion to approve the minutes as presented; Mr. Scott Gaynor seconded the motion. The motion carried unanimously.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. Special Use Permit – 310 Georgia Avenue

Ms. Cherith Young presented information on the special use permit application. A special use permit application for a church activity center building project was submitted for the property

located at 310 Georgia Avenue across from the First Church of God location. The property was vacant but previously contained a residential structure. The residential structure was demolished in 2009 by order of the Better Property Board. The property is zoned R-E (Established Residential) District. A special use permit is required for church use on property in the R-E zone. Staff indicated that one comment form was received from Bristol Housing stating they were in favor of approving the special use permit. Staff recommended that the Planning Commission approve the special use permit for an activity building with the following conditions:

- A landscape buffer (Buffer Type B included in the Landscaper Chapter of the Zoning Ordinance) must be added along the project perimeter as indicated on the concept plan.
- Concrete surfaces in the front yard be kept to minimum widths to maintain the feel of a front yard which is common in adjacent properties.
- The building incorporate design elements to improve compatibility with the surrounding neighborhood. These elements should include:
 - The exterior material chosen should complement the surrounding neighborhood homes and should not be bare cinder block, bare concrete block, or single sheet corrugated or ribbed panel metal siding.
 - A window feature should be added above the doors on the front/Georgia Avenue façade.
 - A window should be added to the side elevations, between the corner of the building and the start of the privacy fence.
 - Windows should be vertically oriented and of similar size and scale, as they are on homes in the surrounding area.
 - The roof should overhang the building and be of similar scale to homes in the surrounding area.
 - Windows and doors should have trim/detail as a feature similar to homes in the surrounding area.

Discussion ensued and concern was expressed that parking at the church would not be adequate for the additional building. Concern was also expressed about the exterior of the building being proposed to be made of metal. At this time, the Commissioners requested information on the building aspects from the petitioner.

Chairman Graham opened the floor for the petitioner to speak.

Mr. Dwight Marlow, 362 Arrowwood Drive, Kingsport, Tennessee, indicated that he was the Pastor of the Church of God. Pastor Marlow stated that the intention was to build this building to house items for their summer meal program and as a space for their choir to practice. Pastor Marlow indicated that it was his intention to build the building completely out of metal as this was the most cost effective building material.

Discussion followed concerning the various types of siding that could be used that would fit the characteristics of the area and most of the Commissioners agreed that an all metal building would not fit in the area. Mr. Mark Byington suggested that discussion on this item be postponed until a future meeting to allow the petitioner to discuss building materials with staff and review cost analysis for siding on the building. Mr. Scott Gaynor suggested that the front and two sides of the

proposed building be re-evaluated for different siding other than metal, but, he concluded that the back of the building would be alright with him if it were metal. The other Commissioners seemed to be in agreement with Mr. Gaynor's suggestion.

Mr. Kevin Buck made a motion to postpone this item until the March 18, 2019, meeting to allow the petitioner time to re-evaluate building materials and gather cost analysis for various types of siding; Mr. Scott Gaynor seconded the motion. The motion carried unanimously.

B. Rezoning – 228 Cedar Lane

Ms. Cherith Young presented information on the rezoning request. Property owner Evelyn Fay Simerly submitted a request to Sullivan County for the rezoning of property located on Emmett Way in Sullivan County, Tennessee from A-1 (General Agricultural / Estate Residential District) to R-3 (Manufactured Residential Dwelling Park District). This area was located within Bristol's Urban Growth Area. Deed research shown that Ms. Simerly owned the property since 1980. The stated purpose of the rezoning request was "To occupy the trailer park; She wants to retain these sites in the old park." Staff recommended that the Bristol Tennessee Municipal Regional Planning Commission send an unfavorable recommendation to the Sullivan County Commission for the request to rezone the subject property from A-1 to R-3:

- Staff considers this spot zoning
- The proposed R-3 zone is incompatible with the City's Future Land Use Plan and Policy.
- Minimum lot size of 3 acre is not met for a manufactured home development.
- Public sanitary sewer service is not available.
- Rezoning to R-3 is not compatible with the surrounding neighborhood characteristics.

The Planning Commission discussed the concern that if the rezoning were to proceed, then it could be considered spot zoning. Ms. Danielle Kiser indicated that it could be considered spot zoning if the zoning did not confirm to the future land use plan.

At this time, Chairman Graham opened the floor to public comment.

Evelyn Simerly, 243 Cedar Lane, indicated that she was the owner of the property. Ms. Simerly stated that she was approached by someone wanting to rent an empty lot on her property to place their mobile home.

At this time, Mr. Mark Webb indicated that the Planning Commission was not charged with rezoning property, but it was the duty of the Planning Commission to hear rezoning requests within the urban growth boundary of Sullivan County and send either a favorable or unfavorable recommendation to the Sullivan County Commission on these requests.

Mr. Kevin Buck made a motion to send an unfavorable recommendation to the Sullivan County Commission; Mr. Mark Byington seconded the motion. The motion carried with an 8-1 vote with Mr. Scott Gaynor voting against the motion.

C. Subdivision – Steele Creek Road

Ms. Cherith Young presented information on the subdivision request. Linda Ann Brown, Annette Blevins Hager, & Glen C. Peters were requesting preliminary and final subdivision approval of a 12.69 acre subdivision. The subdivision was located off of Steele Creek Road and Shankle Mill Road. The property was zoned R-1A (Low Density Single Family District). The subdivision plat proposed to replat four (4) lots, with two (2) of the lots having frontage on Steele Creek Road, one (1) lot with frontage onto Shankle Mill Road and one (1) lot with frontage on Steele Creek Road and Shankle Mill Road. Staff recommended that the Bristol Municipal Regional Planning Commission grant preliminary and final approval for replat properties of Linda Ann Brown, Annette Blevins Hager & Glen C. Peters Subdivision Plat, noting conformance to the Subdivision Regulations and Zoning Ordinance.

Ms. Margaret Feierabend made a motion to approve the subdivision as submitted; Mr. Mark Webb seconded the motion. The motion carried unanimously.

D. Zoning Map Adoption

Ms. Cherith Young presented information on the Zoning Map Adoption. Staff indicated that 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 January 1, 2018 are shown on the notes below:

- Rezoning Ordinance 18-4 rezoning portion of the property at 796 and 820 Raytheon road and all of 96 and 98 Vance Tank Road from R-1A (Low Density Single Family) to M-1 (Light Industrial/Business Zone). The zoning affected 33.7 acres and was effective March 23, 2018.
- Rezoning Ordinance 18-6 rezoning property along West State Street corridor from Volunteer to 18th Street from B-3 (General Business) to B-2E (Central Business Expansion). The zoning affected 49 acres and was effective May 25, 2018.
- Rezoning Ordinance 18-12 rezoning property at 312 & 406 2nd Street from M-2 (General Industrial) to B-3 (General Business). The zoning affected 1 acre and was effective October 19, 2018.
- Rezoning Ordinance 18-15 rezoning property at 515 Melrose Street, 560, 571 & 577 English Street, 604, 618, 622, 644 & 654 7th Street and 417, 425, 455, 505, 537/539 & 565 Volunteer Parkway from M-1 (Light Industrial/Business Zone) to B-3 (General Business). The zoning affected 16.7 acres and was effective January 25, 2018.

Ms. Margaret Feierabend made a motion to approve the zoning map; Mr. Mark Byington seconded the motion. The motion carried unanimously.

OTHER MATTERS:

A. Signage Standards Discussion

Ms. Cherith Young began discussions on the signage standards and presented the Commissioners with examples of electronic message boards located throughout the City. Ms. Young provided examples of sign sizes and the percentage of the sign comprised of electronic message boards.

Discussion ensued over the list of issues contained in the memo included in the Planning commission packet. The commission discussed allowing electronic message boards as a part of a freestanding sign or wall sign, but not both. The commission also discussed that a maximum percentage of the total advertising area may be appropriate for electronic message boards. The final percentage was not determined but the average range of examples was between 28-36%.

Staff agreed to draft an amendment to the zoning ordinance and bring the draft back to the Planning Commission for review.

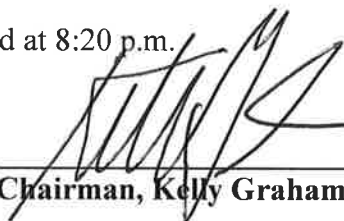
B. Design Standards Project

Staff indicated that it was their intention to draft an ordinance for the Planning Commission to review and also begin work on drafting a brochure before moving forward on this discussion item.

STAFF UPDATES:

Ms. Cherith Young indicated that the Tennessee American Planning Association met on Friday, February 22, 2019 and the members began discussion on Tiny Homes.

With no other business to discuss, the meeting was adjourned at 8:20 p.m.



Chairman, Kelly Graham