

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
February 19, 2018**

Members Present:

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

Staff/Others Present:

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

Members Not Present

Alison Scanlan, Secretary

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, February 19, 2018. Mr. Mark Byington performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no corrections to the January 22, 2018 Planning Commission meeting minutes, they were approved as presented.

OLD BUSINESS:

A. None

NEW BUSINESS:

A. Alley Abandonment – Meadow Alley

Mr. David Metzger presented information on the alley abandonment. Mr. Metzger indicated that the City of Bristol had received a request to abandon the right-of-way of Meadow Alley, a dead-end alley running north for approximately 140 feet from the 900 block of Shelby Street. The owner of the properties located at 917 and 927 Shelby Street (Tenneva LLC) was requesting the right-of-way abandonment to allow this right-of-way to be absorbed into the adjacent parcels to enhance the redevelopment of the area as part of the Tenneva Hotel project. Staff recommended that the Bristol Regional Municipal Planning Commission forward a favorable recommendation

to the City Council to abandon the public right-of-way of Meadow Alley north of the northerly right-of-way line of Shelby Street with retention of stormwater and utility easements.

At this time, Ms. Margaret Feierabend joined the meeting.

Ms. Michelle Reuning made a motion to approve the alley abandonment; Mr. Kevin Buck seconded the motion. The motion carried unanimously.

B. Rezoning – B-2E

Ms. Cherith Marshall presented information on the rezoning request. Ms. Marshall indicated that as a 2017 Community Development Department goal, staff was directed to evaluate potential redevelopment strategies for the West State Street corridor from Volunteer Parkway to the Pinnacle Development. Ms. Marshall stated that staff evaluated potential strategies to encourage redevelopment along West State Street that was compatible with the existing development patterns of the area, which developed before the creation of the current B-3 district. Ms. Marshall indicated that the City Council voted favorably on the Zoning Ordinance amendment to create the B-2E zone and the zone became effective on January 19, 2018. Ms. Marshall indicated that staff was now ready to move forward with rezoning the proposed area from the current B-3 (General Business) to B-2E (Central Business Expansion District) Ms. Marshall provided a location map of the area which was proposed to be rezoned. Ms. Marshall stated that she had received twenty one letters from the property owners in the area and of those letters, twelve owners indicated they did not object to the rezoning and nine indicated that they did object to the rezoning. Staff recommended that the Planning Commission send a favorable recommendation to the City Council to rezone the area as depicted in the provided location map.

Mr. Kevin Buck questioned if the property owners indicated their concerns for objecting to the rezoning. Ms. Marshall indicated that the letters did not indicate why they objected, but that she received several phone calls and the most common concern was fear of an increase in property taxes.

Ms. Beth Reinhart, President and CEO of the Bristol Chamber of Commerce, indicated that she was not in opposition of the proposed rezoning but she did have some questions that she needed answered. Ms. Reinhart questioned if there were increased restrictions in the B-2E zone.

Mr. Kelly Graham indicated that the rezoning was designed not to exclude businesses but to open the opportunity for further development. Ms. Marshall stated that staff researched the area and was cautious when creating the new proposed B-2E zone, but she concluded that any business that was in the area currently would continue to be allowed in the new B-2E zone.

Ms. Michelle Reuning requested a comparative list of the difference in the B-2E zone and the B-3 zone. Staff stated that a comparative list could be created, but it was not available during the meeting.

Ms. Reinhart expressed concern over the value of their property changing due to rezoning the property to B-2E zone. Ms. Margaret Feierabend indicated that she felt that rezoning the property would improve blighted areas and should improve property value in the area.

Mr. Kelly Graham asked staff to send the comparative list to the Planning Commission members once the list was created, and also to include the list in the packet for the City Council. Staff agreed to create a comparative list and share the information with the Planning Commission as well as the City Council.

Ms. Reinhart questioned the restrictions for signage in the B-2E zone. Ms. Marshall read from the Zoning Ordinance the allowed signage in the B-2, B-2E and B-3 zones. Ms. Marshall indicated that signage regulations were the same in the B-2 and the B-2E, including digital signs, which she specified, were not allowed in either the B-2 or the B-2E. Ms. Marshall concluded that these regulations applied to new signs and not existing signs. Ms. Reinhart questioned if the Chamber of Commerce signs were to be destroyed, would they be able to put them back. Ms. Danielle Kiser indicated that staff would not be able to answer this question until it happened because there were a lot of factors to consider. Ms. Reinhart stated that she understood that the Chamber could be exempted out of the rezoning. Ms. Kiser stated that there was no option to opt out. Ms. Marshall stated that the boundary outlined in the map was being considered in the rezoning as a whole. Mr. Kelly Graham questioned the ability to move the boundary line. Ms. Kiser stated that the Planning Commission had the ability to move the line, but there was no opt in or opt out procedure.

Staff concluded that they would research the permitting of the sign for the Bristol Chamber of Commerce and get that information to Ms. Reinhart at a later date.

Mr. John Kelly, owner of a Kelly's Corner on 14th Street, expressed his opinion that he felt the zoning should remain the same and stated that he did not understand why it was proposed to be changed.

Mr. Jerry Greer, Post Manager at VFW post number 6579, indicated that the VFW owned property at 1014 State Street and he stated that he supported the idea of changing the zoning in the area to B-2E zone in hopes that changing the zoning in the area would promote business.

Ms. Sarah Smith, 18 Eleventh Street, expressed concern that the rezoning would allow only businesses in the area. Mr. Rose indicated that businesses were allowed in the area under the current zoning, so that portion would not change.

Ms. Helen Doneley, 10th Street, expressed concern with the area being zoned strictly for businesses. Mr. Graham indicated that residential was currently allowed in the area and with the proposed zoning, residential would be allowed as well.

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

Ms. Margaret Feierabend suggested that the commission consider a gateway overlay for the four corners area but that she felt the rezoning was a positive movement.

Mr. Joel Staton made a motion to table this item until the March 19, 2018 Planning Commission meeting to allow staff time to gather answers to the questions brought up at this meeting; Mr. Mark Byington seconded the motion.

After some discussion on notification requirements and a recap of the questions for staff, the motion carried unanimously.

C. Zoning Ordinance Text Amendment - Surface Requirements & Parking Dimension Chart

Mr. Blake Ailor presented information on the zoning ordinance text amendment request. Mr. Ailor indicated that one of the Community Development Goals and objectives for 2017 was to review the Zoning Ordinance for potential updates and modifications. Mr. Ailor indicated that during staff discussions, it was determined that the section of surface requirements for development came up and the item was pushed to the top of the list when the Planning Commission expressed concern that surface requirements were missing from within the Zoning Ordinance. Mr. Ailor indicated that staff researched the past zoning ordinance modifications and determined that surface requirements were removed from the zoning ordinance in February 2010 with hopes of being located in another regulatory document, which was never created. Mr. Ailor indicated that due to the parking dimension chart existing in the Zoning Ordinance in past versions, staff recommended amending the Zoning Ordinance to add surface requirements and the parking dimension chart.

Mr. Mark Byington made a motion to approve the text amendment; Mr. Joel Staton seconded the motion. The motion carried unanimously.

At this time, Mr. Mark Byington excused himself from the meeting.

D. Historic District Awards Program

Ms. Cherith Marshall presented information on the Historic Preservation Awards Project. Ms. Marshall indicated that part of the 2017 Community Development Goals and Objectives was to establish and administer a Historic Preservation Awards program. During the January 22, 2018 Planning Commission meeting discussion the focus was the scope and membership make-up of the committee where several names were presented as potential members of the committee and staff proposed contacting each person to gauge their willingness to participate. Staff made contact with potential members and the final list of names was presented during the meeting. Staff recommended that the Planning Commission consider a motion to create the Historic Preservation Awards Committee subject to the following:

- Committee members shall be residents or property owners in the City of Bristol, Tennessee
- Committee membership will include individuals from the following groups:
 - Believe in Bristol - Member to be appointed by the Believe in Bristol Executive Board for a period of two years.

- Bristol Historical Association - Member to be appointed by the Bristol Historical Association Board for a period of two years.
 - First Tennessee Development District (Historic Preservation Planner).
 - Planning Commission Member - Member to be appointed by the Planning Commission for a period of two years.
 - Community Member from the Fairmount Neighborhood Historic District - Member to be appointed by the Planning Commission for a period of two years.
 - Community Member from the Holston Avenue Historic District - Member to be appointed by the Planning Commission for a period of two years.
- Committee Responsibilities Include:
 - Assisting staff with the development of the awards criteria.
 - Publication of the event.
 - Review and selection of award finalists.

Mr. Kevin Buck made a motion to accept staff's recommendation; Ms. Margaret Feierabend seconded the motion. The motion carried unanimously.

Ms. Margaret Feierabend nominated Mr. Joel Staton to serve on the Historic Awards Program Committee representing the Planning Commission; Mr. Mark Webb seconded the motion. The motion carried unanimously.

OTHER MATTERS:

A. Comprehensive Plan Update

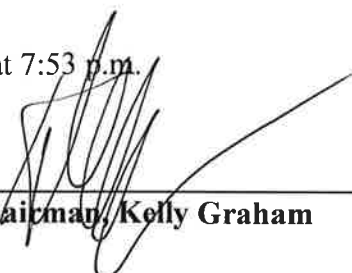
Mr. Brian Rose informed the commissioners that the Comprehensive Plan was progressing and that the consultants held their third workshop on January 25, 2018. Mr. Rose indicated that during this workshop, citizens participated in creating maps to help staff determine future land use.

STAFF UPDATES:

Mr. Kelly Graham inquired if there were any continuing education planned for the Planning Commission to attend. Mr. Blake Ailor stated that the TAPA conference was planned to be held in the Tri-cities area in the fall and there would be classes scheduled for the Planning Commission to attend. Mr. Ailor stated that he would have the information for the conference at a later date.

Ms. Danielle Kiser handed out a copy of the Board and Commission hand book to all the Planning Commission members.

With no other business to discuss, the meeting was adjourned at 7:53 p.m.



 Chairman, Kelly Graham