

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES**

February 21, 2022

Members Present:

Mark Webb, Vice-Chairman
Kelly Graham, Chairman
Joel Staton, Secretary
Tekai Shu
Andrew Snyder
Kevin Buck

Staff Present:

Cherith Young
Heather Moore
Ross Peters
Steve Blankenship
Danielle Smith, Attorney

Absent:

Mahlon Luttrell
Margaret Feierabend
Jason Booher

Chairman Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, February 21, 2022. Joel Staton performed roll call, and a quorum was declared present.

APPROVAL OF MINUTES:

There being no changes to the January 24, 2022, Planning Commission meeting minutes, Joel Staton made a motion to approve the minutes as presented and Mark Webb seconded the motion. The motion passed unanimously by roll call vote.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

NEW BUSINESS:

A. SUP 2022-02 - 1938 Highway 394

Chairman Graham turned the meeting over to Vice Chairman Mark Webb.

Tim Beavers stated the first item for discussion was a Special Use Permit in a B-3 zone located at 1938 Highway 394 requested by KBM Investments LLC. The application is for a self-storage facility on an approximately 4.32 acre site.

Cherith Young discussed what a Special Use Permit was by definition, what the process is and the role of the Planning Commission when reviewing a Special Use Permit. The Planning Commission's role in this process is to review and determine if the Special Use application meets the criteria given in the ordinance.

Special Use Permit Process and Criteria

Criteria

- Ingress / Egress
- Off Street Parking and Loading
- Refuse and Service Areas
- Availability and Compatibility of Utilities
- Screening and Buffering
- Signage and Compatibility of Proposed Exterior Lighting
- Required Open Space and Required Yards
- General Compatibility

The property at 1938 Highway 394 is currently vacant. A Special Use Permit is required for self-storage on property zoned B-3 (General Business District). The applicant intends to construct four (4) self-storage buildings on the property. All structures within the proposed development meet the front, rear, and side yard setbacks.

Ingress, Egress and Off Street Parking:

The property has road frontage along Highway 394. The applicant has proposed one entrance from an access road off of Highway 394. Staff has discussed the traffic impacts of the proposed development and believe it will be minimal to the existing roadway system. Ingress and egress must be designed to meet City standards and will be reviewed during the site plan approval process

The total square footage of the proposed self-storage buildings is 72,716-square-foot. The parking requirement for self-storage is one parking space per employee. No parking spaces have been shown on the site. The parking spaces will be reviewed during the full site plan review process by staff to ensure conformance to the parking section.

Refuse Areas:

A screened in refuse collection area is not shown on the conceptual site plan. The screening detail will be reviewed during the full site plan review process by staff to ensure conformance to the Zoning Ordinance.

Utility Availability:

Sewer, water and electricity are available to the property.

Screening & Buffering:

The Zoning Ordinance requires that a landscaping plan be submitted for any new development requiring a site plan under Chapter 10 of the Zoning Ordinance. Landscaping will need to meet the minimum requirements as outlined in Chapter 11 of the Zoning Ordinance and will be reviewed during the site plan application process. The Special Use Permit review process gives the Planning Commission the authority to review the screening and buffering, with reference to type, dimension, and character of materials. Should the Planning Commission approve the Special Use Permit with a condition related to screening or buffering, staff will ensure that the condition is implemented through the site plan process.

Landscaping screening and buffering are required to be maintained throughout the life of the development.

Lighting:

An exterior lighting plan with photometric will be required as part of the site plan. Staff will review the lighting plan for conformance with the City’s Lighting Ordinance.

Signage:

Signage will be reviewed during the permitting process to ensure compliance with the Zoning Ordinance.

Staff recommends that the Planning Commission approve the special use permit for Self-storage use at 1938 Highway 394.

Public Comments:

K.D. Moore spoke on behalf of the development and stated the plan is to develop single level climate and non-climate controlled units with interior and exterior use. He presented an example of the existing development off of Highway 126 to the Board. Mr. Moore provided renderings of the self-storage facility and car wash and showed a conceptual view of the multifamily buildings he plans to construct behind the business uses.

Alisa Moore-Kiser Quillen of 669 Big Hollow Road Blountville, TN spoke of her concerns regarding security and vagrants, wildlife, egress and ingress, and environmental effects on the creek.

May Hampton of 400 Big Hollow Road spoke of her concerns regarding security, property value, the environment, and aesthetics.

Johannes Quillen of 669 Big Hollow Road spoke and suggested there is no need for more storage units in the area as well as his concerns for trash, junk and debris in the main thoroughfare to the Bristol Motor Speedway.

Johnathan King of 400 Big Hollow Road spoke of his concern regarding wasted prime real estate.

After further discussion ensued, Andrew Snyder made a motion to table the discussion until the next meeting. Tekai Shu seconded the motion. The motion was denied with a 2-3 vote.

Motion: Table until the next meeting			
	YES	NO	NOT PARTICIPATING
Kelly Graham			X
Mahlon Luttrell			Absent
Joel Staton		X	
Jason Booher			Absent
Kevin Buck		X	
Andrew Snyder	X		
Tekai Shu	X		
Mark Webb		X	
Margaret Feirabend			Absent

Joel Staton made a motion to approve the staff recommendation. Kevin Buck seconded the motion. The motion passed with a 3-2 vote.

Motion: Approve with staff recommendation			
	YES	NO	NOT PARTICIPATING
Kelly Graham			X
Mahlon Luttrell			Absent
Joel Staton	X		
Jason Booher			Absent
Kevin Buck	X		
Andrew Snyder		X	
Tekai Shu		X	
Mark Webb	X		
Margaret Feirabend			Absent

**B. SP 2022-171 – Conceptual Site Plan
1938 Highway 394**

Staff has reviewed the conceptual site plan for proposed 72,716-square-foot self-storage buildings located at 1938 Highway 394. The conceptual site plan is submitted to the Planning Commission for consideration as it is located in the Highway 394 Overlay. The project will also be required to meet the design standards requirements contained in Chapter 4A of the Zoning Ordinance. The subject property is approximately 4.32 acres. Water and sanitary sewer services are available to the property and provided by the City of Bristol, Tennessee.

Access:

Access is proposed by a private access road from Highway 394.

Parking and Lighting:

Parking requirements for a self-storage use is one (1) parking space per employee. No parking spaces have been shown on the site. The parking spaces will be reviewed during the full site plan review process by staff to ensure conformance to the parking section.

A photometric plan has not been provided. The photometric plan will be reviewed during the full site plan review process by staff to ensure conformance to the lighting section of the Code of Ordinances.

Landscaping:

The Zoning Ordinance requires that a landscaping plan be submitted for any new development requiring a site plan under Chapter 10 of the Zoning Ordinance. Landscaping will need to meet the minimum requirements as outlined in Chapter 11 of the Zoning Ordinance and will be reviewed during the site plan application process.

Signage:

It should be noted that signage must be submitted separately and is not approved as part of the site plan process. All signage must conform to the requirements of the Zoning Ordinance.

Refuse Collection:

A screened in refuse collection area is not shown on the conceptual site plan. The screening detail will be reviewed during the full site plan review process by staff to ensure conformance to the Zoning Ordinance.

Staff recommends that the Planning Commission approve the conceptual site plan for this project noting conformance to the intent of the Highway 394 Overlay District.

Kevin Buck made a motion to approve Staff recommendation to approve the conceptual plan as proposed. Joel Staton seconded the motion. The motion passed with a 3-2 vote.

Motion: Approve with staff recommendation			
	YES	NO	NOT PARTICIPATING
Kelly Graham			X
Mahlon Luttrell			Absent
Joel Staton	X		
Jason Booher			Absent
Kevin Buck	X		
Andrew Snyder		X	
Tekai Shu		X	
Mark Webb	X		
Margaret Feirabend			Absent

C. Text Amendment Recommendation - Adaptive Reuse Ordinance

Vice Chairman Webb turned the meeting back over to Chairman Graham.

Cherith Young presented the Planning Commission with the definition of Special Adaptive Reuse as a nonresidential use proposed for operation in an eligible commercial building located in a residential zoning district. The adaptive reuse must be approved by the Planning Commission through the Special Use Permit process.

Discussion ensued on the purpose of a Special Use Permit and permitted uses further defining the specifications on allowable uses. Mr. Beavers suggested the Planning Commission thoroughly read all uses as proposed in the text amendment recommendation and bring it back for further discussion.

OLD BUSINESS:

None

OTHER MATTERS:

A. Planned Residential District Update

Cherith Young stated the current ordinance as written is not effective in encouraging flexibility to allow for unique housing developments. Ms. Young provided an overall review of the existing regulation and then summarized a list draft revisions to consider in amending the ordinance.

Current Ordinance:

1. A minimum of 2 acres.

2. 75% of the gross acreage must be used for residential purposes (single-family, duplexes, and multi-family).
3. The density of the units cannot exceed that of the average allowed density of adjacent properties.
4. Not more than 5% of the gross acreage may be used for non-residential uses.
5. B-1A uses are allowed in this district.
6. 20% of the gross acreage must be designated as usable open space.
7. There is an open space incentive to allow additional density if additional open space is provided.
8. The Planning Commission must approve site plans.

Draft Changes for Discussion

1. Requiring a minimum of ten acres to rezone to PRD.
2. Eliminating the commercial component.
3. Residential uses may comprise a mix of residential types (single, two-family and multi-family) and configurations (detached, semi-detached, and attached).
4. Requirement that any driveway with access from a road or access way must extend 20' from the back of the curb or back of the sidewalk if there is a sidewalk present.
5. Open space requirement of 20% if multifamily component is included.
6. Considering setback or building placement requirements, such as –
 - Front yard setback when building on existing road – 35'
 - Rear yard setback required along the external PRD project boundary -
 - Single-family – 25 feet
 - Multifamily – 35 feet
 - If extending a road, the first structure must have the same setbacks as the adjacent zone
7. Multifamily Requirements
 - Multifamily units may comprise no more than ____% of the dwelling units contained within the overall development.
 - The maximum width of any multifamily building adjacent to property located outside the PRD development is 80'. A multifamily building adjacent to the property located adjacent to the PRD development may contain no more than 4 (four) dwelling units.
 - A multifamily building located internal to the PRD development may contain no more than 6 (six) dwelling units within one building.

Tim Beavers explained the staff's goal for updating the ordinance is to protect adjacent residents established with buffering but allow maximum flexibility within the development. Mr. Beavers introduced Jerome Malinay to provide feedback from a developer's standpoint.

Jerome Malinay explained the issues developer's face and suggested that the flexibility can offer more options of convenience to the people of the community.

Conversation ensued and the Planning Commission requested for visuals to be presented at the next meeting for further discussion. Staff will continue to refine the draft and present it at the next meeting.

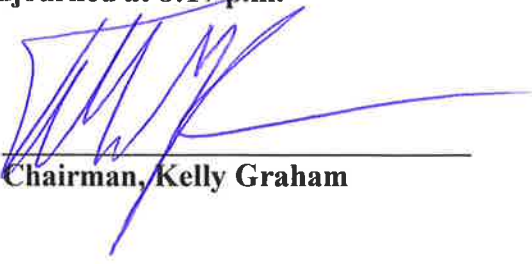
B. City Council Update

Tim Beavers stated the City Council passed first reading of the rezoning on Steele Creek Road to R-3. The second reading and public hearing is scheduled to be held at the March 8, 2022 meeting.

C. Training Update

Tim Beavers reminded the Planning Commission members to pursue the training opportunities available to meet their training requirements. Please update staff on any new training hours gained.

With no other business to discuss, the meeting was adjourned at 8:17 p.m.



Chairman, Kelly Graham