

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

***Members Present:***

Kelly Graham, Chairman  
Mark Webb, Vice Chairman  
Alison Scanlan, Secretary  
Michelle Reuning  
Joel Staton  
Kevin Buck  
Margaret Feierabend

***Staff/Others Present:***

Brian K. Rose  
Blake Ailor  
Heather Moore  
Christy Justice  
Steve Blankenship  
Danielle Kiser

***Members Not Present***

Mark Byington, Vice-Secretary  
John Brothers

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

**APPROVAL OF MINUTES:**

There being no corrections to the February 19, 2018 Planning Commission meeting minutes, they were approved as presented.

At this time, Mr. Kelly Graham amended the agenda and moved "New Business" up to the first item to be discussed at the request of the applicant.

**NEW BUSINESS:**

**A. Rezoning - 268 Highfield Road**

Mr. Blake Ailor presented information on the rezoning request. Mr. Ailor indicated that the property owners, Don and Christine Fritz, were requesting their property, located at 268 Highfield Road in Sullivan County, Tennessee, be rezoned from M-1 (Light Manufacturing District) to R-1 (Low Density/Single Family Residential District). Mr. Ailor stated that Mr. Fritz's application indicated that his intended purpose of the rezoning was "to remodel existing structure to a dwelling". Staff recommended that the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request, due to the single-family residential character of the surrounding properties, the City of Bristol Future Land Use Plan projecting low-density residential, and in the following Policy 2 of Bristol's Future Land Use Plan to protect the character of residential neighborhoods.

Mr. Mark Webb reported that the Bristol Municipal Regional Planning Commission did not rezone property, that they send either a favorable or unfavorable recommendation to the Sullivan County Commission to rezone property in the county. Mr. Webb stated that the Sullivan County Commission took the Planning Commission's recommendation into consideration, but the final decision was up to the Sullivan County Commission.

Mr. Kevin Buck made a motion to send a favorable recommendation to the Sullivan County Commission to rezone the property as requested; Mr. Joel Staton seconded the motion. The motion carried unanimously.

**UNSCHEDULED COMMENTS FROM THE PUBLIC:**

None

**OLD BUSINESS:**

**A. Rezoning - West State**

Ms. Heather Moore presented information on the rezoning request. Ms. Moore indicated that this item was brought before the Planning Commission at the February 19, 2018 meeting, but was tabled until the March meeting to allow staff time to respond to questions from Ms. Beth Reinhardt, President and CEO of the Bristol Chamber of Commerce, and to allow staff time to follow up on requests from the Commissioners presented during the February meeting. Ms. Moore indicated that staff had met with Ms. Reinhardt and addressed her concerns and that, upon completion of their meeting, the Bristol Chamber of Commerce had presented staff with a letter of support for the rezoning and a copy of the letter was included in the Commissioner's packets. Ms. Moore also indicated that during the February 19, 2018 meeting, the Commission had requested a comparative list of permitted uses in the B-2E and the B-3 districts for Planning Commissioner's to review and that this list was included in the Commissioner's packets. Staff recommended that the Bristol Tennessee Regional Planning Commission send a favorable recommendation to the City Council to rezone the area as depicted from General Business (B-3) to Central Business Expansion District (B-2E).

Discussion ensued between Planning Commission members and staff concerning the requested comparative list of the B-3 and the B-2E zones. Mr. Kelly Graham expressed concern that the comparative list was not detailed enough and requested that staff include a more in-depth comparative list when sending the item to the City Council. Staff agreed to provide a more in-depth comparative list to the City Council along with the Planning Commission's recommendation. Discussion continued concerning the use of electronic signs. Mr. Graham asked staff to discuss the signs located at the Bristol Chamber of Commerce and indicate if the signs located at the Chamber could be replaced if removed or destroyed. Mr. Brian Rose indicated that the electronic message board signs would not be allowed in the new B-2E zone, but since they were already located on the property, that they would be grandfathered in and allowed to remain on the property. Mr. Rose also stated that if the Chamber's sign were to be destroyed, then staff would have to look at that if and when it happened that it would have to be on a case by case basis. Ms. Margaret Feierabend stated that there were a lot of changes coming in the future concerning signage and that it would be looked at in-depth in the near future. Mr.

Graham requested staff include allowed signage in the packet for the City Council when it came time for them to consider the rezoning request. Mr. Graham asked if the gateway overlook had been researched by staff, as requested by the Commissioners at the February meeting. Ms. Feierabend stated that it was something that the City Council planned to address at a later date and it did not have to be discussed at this time.

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

Mr. Mike Miller questioned how the rezoning area was determined. Mr. Brian Rose indicated that the area followed the existing zoning line.

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

Mr. Mark Webb made a motion to send a favorable recommendation to the City Council to rezone the depicted area from B-3 to B-2E, with an emphasis on the City Council reviewing the allowed signage in the area; Ms. Michelle Reuning amended the motion by adding that staff also include the requested comparative chart between the allowed uses in the B-3 and the B-2E zone with the recommendation; Mr. Joel Staton seconded the amended motion.

Mr. Kevin Buck expressed concern about allowing electronic signs in the B-2E zone.

The motion carried unanimously.

#### **OTHER MATTERS:**

##### **A. Comprehensive Plan Update**

Mr. Brian Rose informed the Commissioners that the Comprehensive Plan was progressing and that currently, the consultants were working on outline draft narratives and the land use plan mapping.

#### **STAFF UPDATES:**

Mr. Kelly Graham asked if staff was working on any training for them to consider. Mr. Rose indicated that there would be a conference September 26, 2018 through September 28, 2018 in Kingsport, Tennessee and he invited the commissioners to attend.

With no other business to discuss, the meeting was adjourned at 6:45 p.m.



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Chairman, Kelly Graham