

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES

Slater Community Center
325 McDowell Street | Bristol, TN 37620
May 15, 2023
6:00 PM

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice-Chairman
Joel Staton, Secretary
Lea Powers
Andrew Snyder
Tekai Shu
Mahlon Luttrell

Staff Present:

Cherith Young
Danielle Smith
Kelli Bourgeois
Ross Peters
Heather Moore
Carty Leonard
Steve Blankenship
Bretta Morenings

Members Absent:

David Akard III, Vice-Secretary

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, May 15, 2023. A roll call was performed, and a quorum was declared present.

APPROVAL OF MINUTES

Mahlon Luttrell motioned to approve the minutes from the April 12 and May 9 work sessions and the April 17 meeting. Joel Staton seconded the motion. The vote in favor was 7-0. Jason Booher abstained.

UNSCHEDULED COMMENTS FROM THE PUBLIC

None.

NEW BUSINESS

A. Subdivision of The Homes at Grace Valley Waiver Request

Representatives: Donnie and Tonya Rutter

Cherith Young presented an overview and imagery of the parcel and the property owner's request to subdivide the parcel into five lots. She noted additional ingress/egress points on the plat that would provide access to the remainder of the property should it be developed in the future. The plat is considered a minor plat but required a waiver from the Planning Commission because septic systems were proposed. Per the Subdivision Regulations, there is a mandatory connection required to the sanitary sewer system but sanitary sewer is not currently available.

Discussion ensued regarding the original plan of services related to the annexation of the property in 2010, minutes referencing the annexation and the City's sewer agreement with the

county. Ms. Young discussed the previous plan of services and more recent best practices due to changes in the state annexation law. Ross Peters discussed the future sewer line that the parcels would tie into provided through a city and county agreement. Ms. Smith stated the sewer agreement was extended through 2029 with the understanding that trunk lines would be installed by the county. Ms. Smith reviewed the amended phases and noted the county's deadline to complete the work. She discussed City Council's involvement in expediting the project. Ms. Young noted that future comprehensive development would require the developer to provide greater detail on elements such as stormwater management, etc.

Donnie Rutter stated he did not intend to develop the property. Discussion ensued regarding the need for a master plan, utility services, road access, and schools.

The staff recommendation to the Bristol Tennessee Municipal Regional Planning Commission was to approve the request for a public sanitary sewer connection waiver.

Jason Booher motioned to reject Staff's recommendation. Andrew Snyder seconded the motion. The vote in favor was unanimous.

Mr. Rutter asked if the Planning Commission could offer a resolution. Commissioners urged Mr. Rutter to follow up with the county to expedite the installation of the trunk line and work with Staff on alternate solutions.

B. Text Amendment Recommendation: B-3 & M-1 Permitted Uses

Cherith Young presented an overview of redline changes to the B-3 and M-1 Districts. She discussed the manufacturing detail to utilize square footage rather than the number of operators to classify the space. Lea Powers inquired about moving car washes from B-3 to M-1. Discussion ensued regarding the appropriate zones for a car wash.

Lea Powers motioned to move car washes from B-3 to M-1. Andrew Snyder seconded the motion. The vote in favor was 6-2. Kelly Graham and Mark Webb voted no.

Ms. Young reviewed the maximum manufacturing space square footage recommendation. Discussion ensued regarding gross manufacturing space, business expansions, incidental manufacturing, and number of operators. Commissioners asked Staff to continue researching gross manufacturing square footage options.

Jason Booher motioned to accept Staff's recommendation with the amendment to move car washes. Mark Webb seconded the motion. The vote in favor was unanimous.

The Planning Commission asked Staff to make it clear they intend to keep working on the manufacturing element.

Andrew Snyder excused himself from the meeting.

OLD BUSINESS

None.

OTHER MATTERS

A. Discussion: Planning Commission Meeting Location

The Commission unanimously agreed to change the meeting location to the Easley Municipal Annex, located at 104 8th Street.

B. Discussion: Project Updates

1. Sign Ordinance

Cherith Young presented a brief recap of the last work session and noted she planned to provide another draft for the next Planning Commission meeting.

2. West State Street Corridor

Cherith Young stated the corridor study is progressing and noted Staff is working with Bristol, VA to align the plan with the 2024 paving schedule.

3. Highway 394

Cherith Young stated Staff is working with TDOT and confirmed meetings continue to be held at the staff level.

C. City Council Update

The R-3 brewpub ordinance was passed at the second reading in May and will be effective later this week.

D. Training Update

Cherith Young discussed virtual training opportunities Staff sent to Planning Commission.

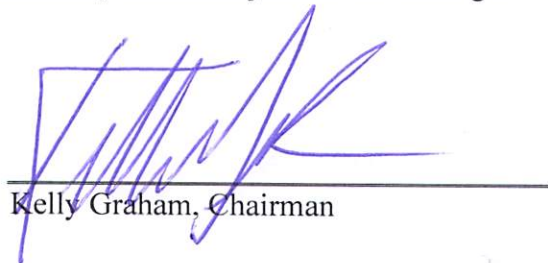
E. Site Plan and Subdivision Plats Report

Cherith Young briefly reviewed the Site Plan and Subdivision Plats Report with the Commission.

Mark Webb inquired about the City's involvement in ensuring the city-county sewer agreement is executed. Discussion ensued regarding the process to expedite the agreement with Sullivan County. Lea Powers advised postponing further discussions until after budgets are finalized.

ADJOURNMENT

With no other matters to present to the Commission, Chairman Kelly Graham adjourned the meeting at 7:53 PM.



Kelly Graham, Chairman