

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
May 21, 2018**

Members Present:

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

Staff/Others Present:

Tim Beavers
Danielle Kiser
David Metzger
Cherith Marshall
Heather Moore
Christy Justice

Members Not Present

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, May 21, 2018. Ms. Alison Scanlan performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no corrections to the April 16, 2018 Planning Commission meeting minutes, they were approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

None

NEW BUSINESS:

A. Public Street Renaming - Sprint Drive to Agero Drive

Mr. David Metzger, City of Bristol, Tennessee Traffic Engineer, presented information on the proposed street renaming. Agero, Incorporated, which operated a call center at the facility at 115 Sprint Drive, was requesting the renaming of the existing public roadway from *Sprint Drive* to *Agero Drive*. Mr. Metzger indicated that since this was not a duplicate name, or even a phonetically similar name, for any streets inside the corporate limits of Bristol, Tennessee or in the 37620, 37617, or 37618 zip codes, *Agero Drive* was an acceptable street name from the E-911 point of view. Mr. Metzger indicated that there were five parcels of land that had frontage on Sprint Drive and only three were developed, and only two had Sprint Drive addresses that would

have to be changed to Agero Drive addresses. Mr. Metzger stated that the Agero facility and three business inside the ex-United Coal building (now owned by James Holdings, LLC), would have to undergo address changes if the name change were to be passed. Staff requested that the Planning Commission send a favorable recommendation to the City Council to rename *Sprint Drive* to *Agero Drive*.

Mr. Tim Beavers introduced Mr. Bentley Fields, who was present representing Agero.

Mr. Mark Byington made a motion to accept staff's recommendation and send a favorable request to the City Council to change the road name as requested; Mr. Joel Staton seconded the motion. The motion carried unanimously.

B. Private Street Naming - Nicewonder Road

Mr. David Metzger, City of Bristol, Tennessee Traffic Engineer, presented information on the proposed street naming. Ballad Health, d.b.a. Bristol Regional Medical Center (BRMC), had completed the process of platting a subdivision that split off a piece of property on the eastern side of their campus. Mr. Metzger indicated that staff suggested that, as part of the subdivision review process that a private street name for the "ring road" that encircles the main BRMC building and provides frontage and access for this new parcel be adopted that would allow for more precise navigation and addressing. Mr. Metzger stated that, in response to staff's suggestion, BRMC proposed the name *Nicewonder Road* for this private roadway. Mr. Metzger stated that since this was not a duplicate name, or even a phonetically similar name, for existing streets inside the corporate limits of Bristol, or in the 37620, 37617, or 37618 zip codes, it was therefore an acceptable street name from an E-911 point of view. Staff requested that the Planning Commission forward a favorable recommendation to the City Council to adopt the name *Nicewonder Road* for the "ring road" around the Bristol Regional Medical Center.

The Planning Commission members questioned why this item was brought before them for discussion. Mr. Metzger indicated that even private street names were approved at the local level to prevent duplicate street names within a jurisdiction by state law.

Mr. Mark Webb made a motion to accept staff's recommendation to adopt the road name as requested; Mr. Kevin Buck seconded the motion. The motion carried unanimously.

At this time, Chairman Graham asked Mr. Tim Beavers to introduce himself and asked that he give a brief history on how he came to be with the Community Development Department.

Mr. Beavers indicated that he had been with the City for 26 years and had previously held the position of Public Works Director but that he was currently filling the role of Interim Community Development Director. Mr. Beavers also indicated that Mr. Ross Peters was currently filling the role of Zoning Administrator. Mr. Beavers stated that both he and Mr. Peters would be in these respective roles until they were permanently filled.

C. Zoning Ordinance Amendment - Surface and Parking Requirements

Mr. Tim Beavers presented information on the Zoning Ordinance text amendment. Mr. Beavers indicated that during review by the City Council of surface & parking dimensions concern was expressed about the cost of surface requirements for industrial properties. Mr. Beavers stated that the City Council directed that staff survey surrounding jurisdictions regarding industrial surface requirements and bring the item back before the Planning Commission for discussion. Mr. Beavers indicated that staff completed their research and he read these findings to the Commissioners.

Discussion ensued between the Commissioners and staff concerning aesthetics and cost of constructing and maintaining hard surfaces in industrial areas. Ms. Danielle Kiser indicated that she felt that the City Council had concerns over the language in the Zoning Ordinance concerning industrial use areas and she felt that Council was asking the Planning Commission to review the verbiage. Upon hearing the verbiage used in the City of Johnson City's ordinance, some of the Commissioners expressed that they thought Bristol's ordinance should read the same.

Mr. Kevin Buck made a motion to accept the recommendation. Mr. Mark Byington questioned if this were something that staff could draft for the Planning Commission and bring back at a later date to discuss. Mr. Beavers stated that staff could make the changes and bring the document back if that was the desire of the Planning Commission. At this time, Mr. Buck withdrew his motion. It was determined that staff would create a draft version of the Surface and Parking Requirements of the Zoning Ordinance and bring the draft back to the Planning Commission for discussion at the next meeting.

OTHER MATTERS:

A. B-2E Rezoning Update

Mr. Tim Beavers presented information on the B-2E Rezoning. Mr. Beavers indicated that the City Council had passed the rezoning request at the second reading and that the rezoning would go into effect on May 25, 2018. Mr. Beavers indicated that this item was being brought before the Planning Commission because it had been discussed that some changes in the B-2E Zoning District had been suggested.

Mr. Kelly Graham indicated that it was the consensus of the Planning Commission that the B-2E Zoning District in the Zoning Ordinance needed to be tweaked. Mr. Mark Byington requested that staff provide the Commissioners with a list of allowed uses in the B-3 Zoning District and in the B-2E Zoning District. Staff agreed to provide both lists at the June meeting. Mr. Graham questioned if allowed signage in the B-2E Zoning District warranted further discussion. Ms. Margaret Feierabend expressed thought that signage would be discussed at a later date. Mr. Beavers suggested that the Planning Commission wait until signage was on the table to be discussed for the Zoning Ordinance as a whole.

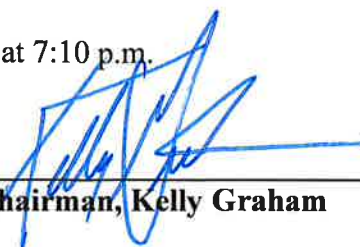
B. Training Update - NAICS and TAPA State Conference

Ms. Cherith Marshall updated the Commissioners on the training opportunities available to them in the future.

STAFF UPDATES:

None

With no other business to discuss, the meeting was adjourned at 7:10 p.m.



Chairman, Kelly Graham