

**BRISTOL TENNESSEE MUNICIPAL REGIONAL  
PLANNING COMMISSION  
MINUTES  
July 16, 2018**

***Members Present:***

Kelly Graham, Chairman  
Mark Webb, Vice Chairman  
Joel Staton, Secretary  
Mark Byington, Vice-Secretary  
Scott Gaynor  
Kevin Buck  
Margaret Feierabend  
Michelle Denise

***Staff/Others Present:***

Karl Cooler  
Danielle Kiser  
Steve Blankenship  
Cherith Marshall  
Ross Peters

***Members Not Present***

John Brothers

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, July 16, 2018. Mr. Mark Byington performed roll call and a quorum was declared present.

Mr. Graham introduced Mr. Scott Gaynor as the newest Planning Commission member. Mr. Gaynor identified himself and detailed his related history.

**APPROVAL OF MINUTES:**

There being no corrections to the June 18, 2018 Planning Commission meeting minutes, they were approved as presented.

**ELECTION OF OFFICERS**

Mr. Mark Byington made a motion that the officers remain in the position as currently seated; Mr. Kelly Graham as Chairman, Mr. Mark Webb as Vice-Chairman, and Mr. Mark Byington as Vice-Secretary. Mr. Byington then motioned that Mr. Joel Staton be seated as Secretary. Mr. Kevin Buck seconded the motion. The motion carried unanimously.

**UNSCHEDULED COMMENTS FROM THE PUBLIC:**

Mr. Kelly Graham opened the floor to unscheduled public comment. Mr. Graham stated that there was a member of the public wishing to speak, but since the speaker was his client, he recused himself from the discussion. Mr. Mark Webb then chaired the discussion.

Gary Eastmont, 210 Kmart Drive, stated that he was the new owner of the skating rink. Mr. Eastmont indicated that he was requesting a street name change on Kmart Drive due to the Kmart business no longer being at the location and the skating rink now being the only business located on the road. Mr. Eastmont explained the nature of his business plans for the skating rink.

Mr. Eastmont gave suggestions on what he felt the name of Kmart Drive should be changed, his suggestions included names such as *Skate Way*, *Skate Way Lane*, *Rink Road*, *We Skate Drive*, or *Skates Boulevard*. Mr. Eastmont indicated that any name with the word *Skate* in it would be beneficial to his business.

Mr. Byington inquired about Mr. Eastmont promoting a safe exchange on his property. Mr. Eastmont indicated that he was approached by a group asking that his parking lot be utilized as a safe exchange.

Michael Rutherford, 1836 Anderson Street, inquired as to what business was going to be located at the old school and who would be paying for the development. Mr. Graham indicated that this item was on the agenda and once the item was presented and discussed, then he would open the floor to public comments.

At this time, Mr. Graham closed the floor to public comment on this discussion.

**OLD BUSINESS:**

Mr. Graham indicated that discussion of the B-2E zone would continue at the August Planning Commission meeting.

**A. Rezoning - Highway 421**

Mr. Ross Peters presented information on the rezoning request. Property owners, Rickey and Vickie Vance, were requesting their property located at 3538 Highway 421 in Sullivan County. The rezoning request was for the property to be rezoned from A-1 (General Agricultural / Estate Residential District) to B-3 (General Business Service District). Mr. Peters indicated that the rezoning application stated that the intended purpose of the rezoning was “to operate an upholstery shop”. Mr. Peters indicated that since this property was located in the City of Bristol’s Urban Growth Boundary, that the request would first be heard by the Bristol Municipal Regional Planning Commission with a recommendation being sent to the Sullivan County Commission. Due to the commercial character of the surrounding properties being compatible with a B-3 zone and the growth of commercial corridors being a goal of the Future Land Use Plan, staff recommended that the Bristol Tennessee Municipal Regional Planning Commission send a favorable recommendation to the Sullivan County Commission for this request. Mr. Peters indicated that the property owner, Mr. Rickey Vance, was present to answer any questions.

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

Mr. R.L. Vance, 308 Friendship Road, stated his intention to open an upholstery shop on this property was conducive with the fact that there were two boat sales and services shops in prospect to the property.

Mr. Mark Webb made a motion to send a favorable recommendation to the Sullivan County Commission to rezone the property as requested; Ms. Margaret Feierabend seconded the motion. The motion carried unanimously.

**B. Special Use Permit - Multiple Addresses on W. State Street/Stafford Street/Brown Avenue.**

Mr. Kelly Graham recused himself from this item. Mr. Mark Webb chaired the item. Ms. Cherith Marshall presented information on the request. Ms. Marshall indicated that a special use permit application had been submitted for the purpose of constructing self-storage units on the property addressed as 2874 & 2890 West State Street. The application also included the purpose of constructing multi-family residential units on the property addressed as 100 & 148 Stafford Street and 309, 313, 317 and 321 Brown Avenue. The property was zoned B-3 (General Business District). Ms. Marshall indicated that letters were mailed to the adjacent property owners requesting comments concerning the application. Mr. Steve Blankenship indicated that he received five (5) letters in which three (3) were in favor of the permits and two (2) were not in favor of the permit. Mr. Blankenship indicated that the two letters received did not indicate why that they were not in favor of the permit. Staff recommended that the Planning Commission approve the special use permit application for multi-family and self-storage use at 2874 and 2890 West State Street and multi-family use at 110 and 148 Stafford Street and 309, 313, 317, and 321 Brown Street.

Mr. Webb asked if the Planning Commission was being asked to vote on just the permit. Ms. Marshall indicated that the Planning Commission was only being charged with voting on the special use permit.

Discussion ensued concerning the addition of sidewalks for the project, the limited amount of refuse containers and the increased traffic in the area. Ms. Feierabend requested that staff review the landscaping plans when reviewing the site plan and asked if staff could encourage the developer to keep the trees that are currently located on the property. Ms. Marshall indicated that it could be a general request that the trees remain on the property.

Mr. Scott Gaynor expressed concern over the increased traffic and asked that staff evaluate buffering in the area when reviewing the site plan between the storage lot and the residential area as well as on Stafford Street. Ms. Feierabend requested buffering on Brown Street be included as well.

Mr. Shane Abraham, 400 Heather View Road, Jonesborough, TN, presented a brief presentation on the proposed development. Mr. Abraham stated that this project would be similar to other projects built in the area. Mr. Abraham indicated that the plan included two and three bedroom units with garages as well as a pool and playground. Mr. Abraham stated that the development had plans to connect to the sidewalks already located on Stafford Street. Mr. Abraham indicated that it was the intention to design the development for functionality. Mr. Abraham indicated that he felt two dumpsters were plenty for the development and that they could have them emptied

several times a week if necessary. Mr. Abraham indicated that the development planned to meet code requirement as a minimum for buffering and possibly go above and beyond.

Mr. Gaynor questioned how the water run off would be directed. Mr. Abraham indicated that there would be ponding in the back and that the engineers had planned out the water run-off and how it was to be directed.

Ms. Michelle Denise questioned if there were any plans to separate the living quarters from the storage units. Mr. Abraham indicated that they would adhere to code when buffering with evergreens. Mr. Abraham discussed the lighting issues brought up by Ms. Feierabend and stated that it would not be an issue.

Mr. Mark Webb reiterated that the Planning Commission was being charged with reviewing the special use permit application and the concept plan, but that the development presented by Mr. Abraham could possibly change.

Ms. Marshall indicated that she felt that the plan would be tweaked, but if the plan changed far from what was presented at this meeting, then staff would bring that information to the attention of the Planning Commission.

Mr. Kevin Buck questioned if the correct addresses were attached to the special use permit request. Mr. Steve Blankenship stated that the address were correct and discussed each parcel and assured Mr. Buck that the addresses listed were correct.

Mr. Eric Bailey, 212 Stafford Street, was present to comment on the traffic flow in the area. Mr. Bailey suggested that the traffic on Brown Avenue be connected to College Drive and he suggested a right turn only lane onto West State Street to help the flow of traffic.

Mr. Abraham stated that he met with staff concerning traffic flow, but learned that there were a lot of TDOT challenges when it comes to changing traffic flow and patterns. Mr. Abraham indicated that it was more challenging than they considered. Ms. Feierabend questioned if staff could ask the developer to adsorb the cost of connecting the road. Ms. Marshall indicated that she felt that making such a request could not be part of the special use permit.

Ms. Margaret Feierabend made a motion to approve the special use permit application; Ms. Michelle Denise seconded the motion. The motion carried unanimously.

### **C. Special Use Permit - 2031 Broad Street**

Ms. Cherith Marshall presented information on the request. The applicant was Mr. Patrick Grayson. A special use permit application had been submitted for the building located at 2031 Broad Street. The property was zoned R-2 (Single-Family and Duplex District). The building was vacant and was previously used as a school. Ms. Marshall indicated that the Bristol Preparatory Academy proposed to use the facility for sports training and recreation which should

not be more intense in use than the previous educational use. Ms. Marshall indicated that a special use permit was required for a private golf, swimming, tennis and similar sports club on property zoned R-2 (Single-Family and Duplex District). Ms. Marshall indicated that staff received eight (8) letters concerning the permit request with seven (7) in favor of the special use permit and one (1) not in favor. Staff recommended that the Planning Commission approve the special use permit for sports club use at 2031 Broad Street.

Patrick T. Grayson, 155 Birch Street, Blountville, TN, indicated that he was the president of Bristol Prep Academy. Mr. Grayson felt that there was a need for schools like theirs in the area. Mr. Grayson then discussed the scope of the school's purpose. Mr. Grayson indicated that he felt that Rosemont School would be a good fit for their plans.

Mr. Byington questioned if the entire building would be used. Mr. Grayson indicated that it was his plan to use the gym and the office area in the beginning, and then maybe later use the day care portion.

Ms. Margaret Feierabend questioned the plans for landscaping. Ms. Marshall indicated that at this time the plan was just to clean up the area, but if a site plan application were to come before the Community Development Department, then landscaping and buffering would be reviewed.

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

Mr. Glenn Miller, 2019 Broad Street, questioned if tournaments were going to be held at the facility and if the facility would be housing students. Mr. Grayson indicated that tournaments were not going to be held at the facility and that they would not house students. Mr. Miller expressed concern about traffic and noise.

Mr. Phillip Suppi, indicated that his wife owned a hair salon on Anderson Street, expressed concern over the road and parking issues in the area. Mr. Suppi expressed concern that there was something more planned other than what was proposed. Mr. Suppi stated that he was against the special use permit due to traffic issues. Mr. Suppi expressed concern that the community was not well informed of the plans for the property.

Mr. Michael W. Rutherford, 1826 Anderson Street, expressed concern over the roads in the area and stated his fear of the road collapsing. Mr. Rutherford stated that he felt that this would raise taxes and questioned who would be paying for the facility. Mr. Rutherford stated that he felt that the community was not informed well enough so he took it upon himself to make copies to give out to the community. Mr. Rutherford reiterated his main concerns were if this would increase taxes in the area. Mr. Grayson stated that the school does in depth background checks on all applicants for the school and that the school runs a tight ship. Mr. Grayson stated that it was his intention to build something good for the community. Mr. Rutherford asked if there were any plans to change the parking. Mr. Grayson indicated that there were no plans to change the parking arrangements on the lot. Mr. Rutherford questioned where in the zone the letters were mailed concerning this application. Ms. Marshall indicated that letters were sent out to the

adjacent property owners and a sign was placed on the property for those driving by the facility and there was a notice put in the newspaper ad placed in the newspaper for this special use permit. Mr. Kelly Graham added that no tax payer money would be funding this project that it would be private funded.

Mr. Miller questioned if the response to the letters had any effect on the boards vote and if not, why are the letters mailed. Mr. Graham indicated that the letters were mailed so that the community was aware of what was being proposed and have the opportunity to come to the meeting and express their opinion.

Mr. Jerry Cotter, 2015 Bay Street, stated that he spoke to Ms. Marshall concerning the project and stated that he felt the proposed project would be positive for the community. Mr. Cotter expressed concern over a day care opening in the building. Mr. Cotter questioned what was planned for the entire building. Mr. Grayson indicated that they planned to use some of the space as administrative offices and the gym for the training portion. Mr. Cotter expressed concern over a baseball field being added to the facility due to the concern that kids will run into traffic to retrieve a ball.

Ms. Linda Suppi, indicated that she owned a hair salon in the area. Ms. Suppi questioned if there were plans to open a sports bar in the building. Mr. Graham stated that the property was not zoned for a sports bar.

Mr. Joel Staton questioned how a day care center was allowed to be utilized in the area before without a special use permit, or was a special use permit issued for the day care to be located there. Ms. Marshall stated that she felt that the day care was operated by Tri Cities Christian School and that it was operated out of their facility independently, but that she would have to do research to give a definitive answer.

Ms. Margaret Feierabend made a motion to approve the special use permit; Mr. Mark Byington seconded the motion. Ms. Michelle Denise thanked the public for coming out and expressing their opinions and concerns about the project. The motion carried unanimously.

**OTHER MATTERS:**

Ms. Cherith Marshall updated the Commissioners on the upcoming training opportunities. Ms. Marshall indicated that there was a state wide TAPA meeting coming up in September.

Discussion ensued between the Commissioners concerning drainage and traffic issues on Kmart Drive.

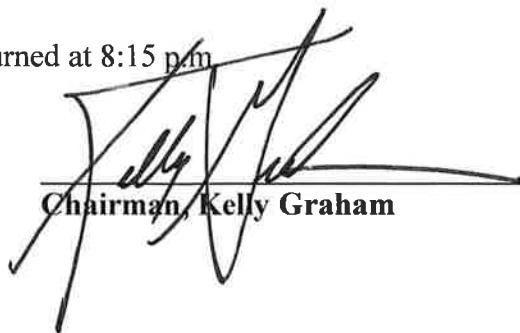
Mr. Scott Gaynor requested that in the future, all response letters from the public be included in the Planning Commission packet. Ms. Marshall indicated that the letters of response could be provided in the packet, but at times, the letters were received after the packets had been sent out.

Mr. Graham indicated that a summary of the response letters would be sufficient for the Commissioners, but requested that staff distribute them just prior to the meeting.

**STAFF UPDATES:**

None

With no other business to discuss, the meeting was adjourned at 8:15 p.m.



Chairman, Kelly Graham