

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION SPECIAL CALLED MEETING MINUTES

Easley Municipal Annex
104 8th Street | Bristol, TN 37620
July 26, 2023
5:30 PM

Members Present:

Jason Booher, Chairman
Mark Webb, Vice-Chairman
David Akard III, Secretary
Tekai Shu, Vice-Secretary
Lea Powers
Mahlon Luttrell
Kelly Graham

Staff Present:

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

Members Absent:

Andrew Snyder
Matt Slagle

CALL TO ORDER AND ROLL CALL

Chairman Jason Booher called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 5:30 PM on Wednesday, July 26, 2023. A roll call was performed, and a quorum was declared present.

UNSCHEDULED COMMENTS FROM THE PUBLIC

None.

NEW BUSINESS

A. Final Major Subdivision Plat: Hudson Terrace, Phase 1B, Section 1, Lots 1-43

Representatives: Brandon Stamper, Landstar Partners

George Smith, Gress Engineering

Lauren Poe, DR Horton Homes

Cherith Young presented an overview of the plat, services, and surety, and noted the Planning Commission approved the preliminary plat for the development in October 2022. She reviewed documentation provided to commissioners and discussed the phasing plan.

Staff recommended the Bristol Municipal Regional Planning Commission grant final approval and accept the surety estimate of \$152,963.80 for the Hudson Terrace Subdivision, Phase 1B, Section 1, Lots 1-43 Subdivision Plat, noting conformance to the Subdivision Regulations and the Zoning Ordinance.

Discussion ensued regarding the turn lane, road widths, future entrances, traffic studies, and safety concerns. George Smith stated Landstar Partners will be responsible for financing the turn lane. Ms. Young noted that the roads would adhere to public standards and confirmed a future entrance off Thomas Bridge Road as required by the Subdivision Regulations once the development reaches 150 units. Jason Booher recounted Ms. Young's past discussion regarding traffic study requirements. He noted the Commission could not require a traffic study unless first recommended by the transportation engineer. Ms. Young stated future plat approvals will be conditioned on constructing the turn lane and reiterated a second entrance will be required once the development surpasses 149 units. Several Commissioners voiced ingress/egress safety concerns and expressed the need for a traffic count and signal. Mr. Booher emphasized the considerable safety concern regarding ingress and egress and urged for the participation of the transportation engineer, city manager, and council in addressing this matter. Brandon Stamper stated the future entrance on Thomas Bridge Road would be constructed after the second group of townhomes is completed and noted TDOT did not require a northbound acceleration lane at this time.

Lea Powers motioned to approve the plat. David Akard seconded the motion. The vote in favor was unanimous.

Lea Powers motioned to approve the surety bond in the amount of \$152,963.80. Mark Webb seconded the motion. The vote in favor was unanimous.

OLD BUSINESS

None.

OTHER MATTERS

None.

ADJOURNMENT

With no other matters to present to the Commission, Chairman Jason Booher adjourned the meeting at 5:54 PM.



Mark Webb, Vice-Chairman