

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
August 20, 2018**

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice Chairman
Joel Staton, Secretary
Mark Byington, Vice-Secretary
Scott Gaynor
Kevin Buck
Margaret Feierabend
Jack Young
John Brothers

Staff/Others Present:

Tim Beavers
Danielle Kiser
Steve Blankenship
Cherith Marshall
Ross Peters
Christy Justice
Heather Moore

Members Not Present

None

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, August 20, 2018. Mr. Joel Staton performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

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

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

None

A. Street Renaming - K Mart Drive

Mr. Kelly Graham recused himself from this item due to his business involvement with the applicant. Mr. Mark Webb chaired this item. Mr. Tim Beavers presented information on the street renaming request. Mr. Gary Easmunt, co-owner of the Bristol Skateway at 212 K Mart Drive, requested the street renaming of K Mart Drive to a street name more reflective of the skating facility presence; his requesting letter suggested the name Skateway. Mr. Beavers indicated that such a street name required the adjacent properties with K Mart Drive addresses to be changed as well. Mr. Beavers stated that in recognition of keeping with the best practices from an emergency response as well as everyday navigation standpoint, staff supported the renaming of K Mart Drive to reflect the non-presence of the K Mart store. However, Mr. Beavers

indicated, staff did not support renaming the roadway to Skateway. Staff recommended that the name change of K Mart Drive be changed to Memorial Drive, since this road was collinear with the latter roadway across West State Street. Staff recommended that the Planning Commission send a favorable recommendation to the City Council to change the name of K Mart Drive to Memorial Drive.

Mr. Joel Staton indicated that there were instances in which the City approved the naming of streets due to the businesses located on them. Mr. Beavers indicated that the aforementioned streets were not collinear streets. Mr. Staton questioned if there were instances in which the police or fire departments were unable to locate an address due to the name of the street. Mr. Beavers indicated that he did not have that information, therefore would not be able to answer.

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

Mr. Gary Easmunt, owner of Bristol Skateway, indicated that he had presented information at the July 16, 2018 Planning Commission meeting, but since some of the Commissioners were not present at that meeting, he felt the need to present the information again. Mr. Easmunt presented information on the products used to renovate the Skateway building and he indicated that he had spent close to half a million dollars renovating Skateway and felt that renaming K Mart Drive to Skateway would help indicate where his business was located.

Mr. Webb invited public comments, but with no other speakers coming forward, he closed the floor to public comments.

Mr. Jack Young indicated that he felt it was a good rationale to rename the road Memorial Drive, but that he also felt as though renaming the road to Skateway would be promotional for the Skateway business.

Mr. Staton made a motion to decline staff's recommendation and rename K Mart Drive to Skateway Drive; Mr. Mark Byington seconded the motion.

Discussion ensued concerning Mr. Staton's motion and Ms. Feierabend indicated that it was her intention to vote against the motion because, she stated, she likes to follow best practices. Mr. Scott Gaynor indicated that he also likes to follow best practices, but that he felt that since the only business located on the street was the Bristol Skateway, then changing the name to Skateway was appropriate. Mr. Staton indicated that he motioned to recommend to City Council to change the street name to Skateway to demonstrate a business friendly environment.

At this time, vote call was performed and the motion carried with a 7-1 vote, with Ms. Margaret Feierabend voting against the motion and Mr. Kelly Graham abstaining from voting.

B. Site Plan - Waffle House

Mr. Kelly Graham recused himself from this item due to his practice to recuse himself on items located within The Pinnacle Development. Mr. Kevin Buck recused himself from this item due

to his business involvement with the developer. Mr. Mark Webb chaired this item. Mr. Ross Peters presented information on the conceptual site plan for proposed Waffle House. Butch Baur of Waffle House was requesting conceptual site plan review to locate a 2,060 square foot Waffle House at 275 Pinnacle Parkway within The Pinnacle Development. This conceptual site plan was before the Planning Commission for consideration as it was situated in a development zoned Planned Business District (PBD). The goal of the PBD was to provide for developments in which buildings, land use, transportation facilities, utility systems, and open spaces were integrated through overall design. This district permits the placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional zoning based on an approved development plan. The Planning Commission has the opportunity to review conceptual site plans for compliance with the Planned Business District requirements and conformance to the approved development plan prior to the project being submitted for full site plan review meeting Chapter 10, Site Plan and Erosion Control Requirements. Staff recommended that the Planning Commission approve the conceptual site plan for Waffle House noting conformance to the intent of the Planned Business District provisions as well as The Pinnacle - Phase I Master Plan.

Mr. John Brothers questioned if, once the conceptual plan was approved, would the site plan would go before the Planning Commission later. Mr. Beavers indicated that once the conceptual site plan was approved that it would not be before the Planning Commission for future consideration, that staff would review any future plans for this site plan.

Mr. Brothers made a motion to accept staff's recommendation and approve the conceptual site plan for Waffle House; Mr. Scott Gaynor seconded the motion. The motion carried with a 7-0 vote with Mr. Kevin Buck and Mr. Kelly Graham abstaining.

C. Subdivision - The Reserve at Leonard Farm

Mr. Steve Blankenship presented information on the subdivision request. Leonard LP requested final subdivision approval of a 14.395 acre subdivision. The subdivision was located off of Mountain Vista Drive, within The Reserve at Leonard Farms subdivision. The subdivision plat proposed to create three (3) lots, with all lots fronting on Mountain Vista Drive. The Reserve at Leonard Farms received preliminary plat approval in March of 2003; therefore only final subdivision plat approval was required at this time. Staff recommended that the Bristol Municipal Regional Planning Commission grant final approval for The Reserve at Leonard Farms Subdivision Plat, noting conformance to the Bristol, Tennessee Subdivision Regulations, as well as the Bristol, Tennessee Zoning Ordinance.

Mr. Kelly Graham opened the floor to public comments.

Due to no public speakers, Mr. Graham closed the floor to public comments.

Ms. Margaret Feierabend made a motion to approve the subdivision; Mr. Joel Staton seconded the motion. The motion carried unanimously.

D. Rezoning - 2nd Street

Mr. Ross Peters presented information on the rezoning request. Mr. Richard Talbert applied to rezone 312 & 406 2nd Street from M-2 (General Industrial Zone) to B-3 (General Business Zone). The subject property fronted 2nd Street and was bisected by High Street. The subject property contained approximately 1.0 acres and currently was being used as storage and truck/equipment repair. Due to the commercial character of the surrounding properties being compatible with a B-3 zone, staff recommended the Bristol Municipal Regional Planning Commission send a favorable recommendation to the City Council for this request.

Mr. Scott Gaynor questioned why the applicant was requesting this property be zoned with a reduction in intensity. Mr. Beavers indicated that the applicant was requesting a less intense zone due to his desire to put car sales use on the property.

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

Mr. Richard Talbert, 204 Woodbine Road, indicated that he requested the B-3 (General Business Zone) due to the requirement from the State of Tennessee that he submit a zoning confirmation letter. Once the letter was requested from the City, he learned that a different zoning was needed.

Mr. Jack Young encouraged Mr. Talbert to attend the City Council meeting when this item was presented to them for the first reading.

Mr. Mark Webb made the statement that the Bristol Municipal Regional Planning Commission was being charged with making a recommendation to City Council on this rezoning request, that the decision made at this meeting would only be a recommendation.

Ms. Margaret Feierabend questioned why changing the zone to B-3 would not be considered spot zoning. Ms. Danielle Kiser indicated that if the Bristol Tennessee's Future Land Use Plan indicated this property would be zoned business, then it would not be considered spot zoning.

Ms. Sherry Jackson, 312 Pennsylvania Avenue, expressed concern that her property would be blocked. Ms. Jackson stated that she was fine with the rezoning as long as her property was not blocked.

At this time, the floor was closed to public comment.

Mr. Mark Webb made a motion to send a favorable recommendation to City Council to rezone the property as requested; Mr. Jack Young seconded the motion. The motion carried unanimously.

OTHER MATTERS:

A. Aesthetic Design Standards Discussion

Ms. Cherith Marshall presented information on this discussion item. During the development of the B-2E ordinance adopted earlier this year, City Council suggested consideration for the

expansion of design standards for commercial projects in the City. The Council requested staff and the Planning Commission to research the issue and included it as a goal for the Department in the Fiscal 2019 Goals and Objectives Program. The City currently had five established overlay districts: the Volunteer Parkway, Central Business District, Limited Business/Neighborhood Shopping, and the Highway 394. Staff presented an analysis of aesthetic design standards in effect in surrounding communities in January of this year, and this information was included on a spreadsheet in the packet as well as a copy of the American Planning Association report Design Review: Guiding Better Development.

Mr. Tim Beavers indicated that staff was requesting that the Commissioners consider three or more items that they felt most important concerning aesthetic design standards and that staff would present those items at the September 17, 2018 meeting. Mr. Webb questioned if the standards being discussed were commercial or residential or both. Mr. Beavers indicated that the concentration was on commercial at this time. Mr. Webb requested that staff review the aesthetic design standards for the Franklin, Tennessee area and the Hilton Head, South Carolina area and present those findings at the September 17, 2018 meeting. Mr. Kelly Graham suggested that this item be approached with caution as to not impose standards that would be too costly for developers.

Discussion ended.

At this time, Mr. Mark Byington and Mr. John Brothers dismissed themselves from the meeting.

B. B-2E Rezoning Update

Ms. Cherith Marshall presented information on the B-2E text amendment. A 2017 Community Development goal was to evaluate potential redevelopment strategies for the West State Street corridor from Volunteer Parkway to the Pinnacle Development. To facilitate this goal, a new zoning district, the B-2E District, was created and a portion of the West State Street corridor was rezoned B-2E (Central Business Expansion). This rezoning was effective on May 25, 2018. As staff, Planning Commissioners, and City Council worked through the rezoning process, questions were raised regarding the appropriateness of specific land uses in the B-2E zone. Specific uses included the inclusion of daycares and drop-off and pick-up dry cleaning establishments, and the elimination of the miniwarehouse use. Staff was requested to bring a recommendation back to a future Planning Commission meeting regarding these uses and to examine the permitted use list to see if any additional changes to the list were warranted. Staff indicated that in the Commissioner's packets was a summary of the discussion held during the June 18, 2018 Planning Commission meeting, a draft list of potential changes and a copy of the North American Industry Classification System (NAICS).

Mr. Beavers indicated that one item in particular that was discussed was manufacturing uses located in the B-2E, and two items that staff was reviewing for this use were limiting the square footage of a facility or limiting the amount of employees employed at a facility.

Discussion ensued concerning limiting the square footage of a facility in the B-2E District. The majority of the Commissioners agreed that limiting the footprint of a building to ten thousand

(10,000) square feet would be the best option. Staff indicated that they would prepare language for the Commissioners to review at the next meeting. Staff suggested that the Commissioners also review the NAICS codes prior to the September 17, 2018 meeting.

The Planning Commission decided to continue discussion on this item at the September 17, 2018 meeting.

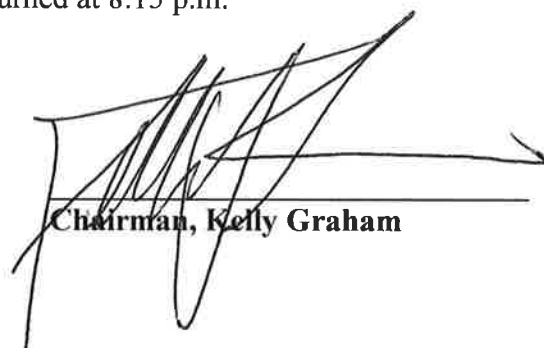
C. Historic District Awards Ceremony Invite

This item was not discussed.

STAFF UPDATES:

None

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



Chairman, Kelly Graham