

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
September 17, 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

Staff/Others Present:

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

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, September 17, 2018. Mr. Joel Staton performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no corrections to the August 20, 2018 Planning Commission meeting minutes, they were unanimously approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

None

A. Rezoning - Tennessee High School (Edgemont Avenue)

Mr. Ross Peters presented information on the rezoning request. Bristol Tennessee City Schools (BTCS) requested the rezoning of property located at 1112 Edgemont Avenue from R-2 (Single Family Duplex) and R-3 (Multifamily) to B-3 (General Business Zone). BTCS requested the rezoning to allow placement of an electronic message board on the property. The City's current Zoning Ordinance only allows placement of electronic message boards in a B-3 District. Staff reviewed the request and concluded that the requested zoning was inappropriate for the property for the following reasons:

- The use of the property as a school was currently allowed by right in the R-2 and R-3 districts and schools were not allowed by right in B-3 districts but are allowed by Special Use Permit.

- Rezoning to B-3 would not be compatible with the majority of the surrounding property zonings or uses.
- The Future Land Use Plan indicated the subject property should have institutional use.
- Rezoning to a B-3 District would not provide a buffer zone between the most intense business zone and adjacent residential districts and uses.
- The rezoning would be considered spot zoning because:
 - B-3 zoning would be a use classification totally different from the majority of the surrounding area.
 - The rezoning would not be consistent with the Future Land Use Plan.
 - The reason for the rezoning request was for the sole benefit of the property owner.

For the reasons indicated, staff recommended the Planning Commission forward an unfavorable recommendation to the City Council for the requested rezoning of property at 1112 Edgemont Avenue.

Mr. Kevin Buck questioned the difference between the scoreboard that was already located on the property and the proposed electronic message board. Mr. Beavers indicated the electronic message board could be placed anywhere on the school property; would only be allowed to display school information and thus could not display advertising.

Ms. Margaret Feierabend questioned if there were other options that would allow the use of a message board on the school property. Mr. Beavers indicated that under the current Zoning Ordinance, message boards were only allowed in the B-3 District, but that the Zoning Ordinance could be amended. Mr. Beavers concluded that one of staff's 2019 goals was to evaluate sign regulations within the Zoning Ordinance.

Mr. Scott Gaynor questioned if an unfavorable recommendation was made by the Planning Commission, would the school have the option to request a variance through the Board of Zoning Appeals. Ms. Danielle Kiser indicated that, while the School Board could not appeal the Planning Commission's decision to the Board of Zoning Appeals, the ultimate decision by City Council may be appealed as provided by law.

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

A citizen came forth to speak; she did not give her name, but stated she lived on the corner of Southside Avenue and Weaver Pike. The speaker questioned if the property were to be rezoned as requested, how it would affect her property. Mr. Graham indicated that the speaker's property could be affected because if the subject property were to be rezoned to B-3 as requested and an electric sign placed on the property, then the signage would be seen from the adjoining properties.

Mr. Barry Wade, Athletic Director at Tennessee High School, stated that it was the school's intention to use the message board to advertise for the students, but understands that the City did not want them to advertise. Mr. Wade indicated that schools in the surrounding area had message

boards on their property and felt that having a message board at Tennessee High School would give them an avenue to showcase student achievements, among other messages.

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

Mr. Webb expressed concern that limiting the use of electronic message boards would inhibit the school from getting their messages out to students and parents; he also indicated that the Planning Commission should pursue avenues to allow message boards in institutional zones.

Mr. Scott Gaynor made a motion to accept staff's recommendation and send an unfavorable recommendation to the City Council to rezone the property as requested; Mr. Kevin Buck seconded the motion.

Discussion of the motion ensued and Ms. Feierabend reiterated that the motion was to deny the rezoning request, but wanted to state that in the future, the Planning Commission would be pursuing avenues to change the Zoning Ordinance so that message boards would be allowed.

Final vote count was made and the motion carried unanimously.

B. Sullivan County Zoning Resolution Text Amendment

Ms. Cherith Marshall opened discussion on the proposed text amendment. Sullivan County planning staff was proposing a text amendment to the Sullivan County Zoning Resolution. The proposed amendment was to allow Detached Accessory Dwelling Units. The changes were to be presented to the Sullivan County Commission once Sullivan County received comments from both Bristol and Kingsport regarding this proposal. As required by law, the Bristol Municipal Regional Planning Commission was requested to review and forward a recommendation to the Sullivan County Commission in regards to the proposed changes. Ms. Ambre Torbet, Sullivan County Planning and Codes Director, presented the Commissioners with a document containing the language of the proposed text amendment changes. Ms. Torbet indicated that there was a need for families to make accommodations for their growing families by adding an attached or detached dwelling to their homes and it was this need that prompted staff to review their zoning regulations. Ms. Torbet indicated that along with the amendment adding the use of attached and detached dwelling units, there were a few minor proposed changes to the definitions in the resolution, but those proposed changes were included in the document she presented to the Commissioners. This item was before the Bristol Municipal Regional Planning Commission as a favorable recommendation from the Sullivan County Planning Commission.

Discussion ensued concerning the use of septic systems for the detached dwellings. Ms. Torbet indicated the detached dwelling units would be required to have an independent septic system.

Mr. Mark Byington made a motion to accept staff's recommendation and send a favorable recommendation to the Sullivan County Commission to amend their Zoning resolution as requested; Mr. Jack Young seconded the motion. The motion carried unanimously.

At this time, Mr. Kevin Buck excused himself from the remainder of the meeting.

OTHER MATTERS:

Mr. Kelly Graham amended the agenda so that discussion of the Aesthetic Design Standards would be heard prior to discussion of the B-2E District discussion.

A. Aesthetic Design Standards Discussion

Mr. Tim Beavers shared with the Planning Commissioners information that staff received from them concerning the areas within the Zoning Ordinance of the Aesthetic Design Standards they would like to see changed which were:

- Shared driveways / parking in rear
- Streetscapes / landscaping
- Signs
- Connectivity / public access
- Awnings

Mr. Beavers indicated that it was his understanding from City Council that architectural design should be the focus of the discussion. Ms. Margaret Feierabend indicated that she felt as though discussion should not be limited to architectural designs. Mr. Beavers indicated that discussion should not be limited to architectural design, but it should be discussed first then move on to landscaping standards. Mr. Beavers suggested that the Commissioners begin looking at one district at a time to make the process not overwhelming. Mr. Mark Byington suggested that State Street be a starting point. Mr. Kelly Graham suggested that, instead of looking at what other cities had done, that the Commissioners focus their efforts on what had already been developed in the City of Bristol Tennessee and discuss any decisions that they would reconsider. The commissioners agreed to continue this item at the September meeting.

At this time, Mr. Mark Byington excused himself from the meeting.

Discussion ended.

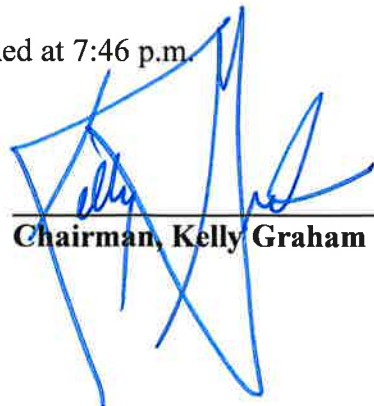
B. B-2E Text Amendment

Mr. Tim Beavers suggested that due to the Commissioners deciding to begin working on the design standards in the B-2E district, that the B-2E District discussion on this agenda be concluded to the next meeting; the Commissioners were in agreement with this suggestion.

STAFF UPDATES:

Mr. Kelly Graham made a recommendation to move the January 21, 2018 Planning Commission meeting to January 28, 2018 due to the Martin Luther King, Jr. Holiday, all members present were in agreement to the change.

With no other business to discuss, the meeting was adjourned at 7:46 p.m.



Chairman, Kelly Graham