

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
October 15, 2018**

Members Present:

Kelly Graham, 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

Mark Webb, Vice-Chairman

Mr. Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:00 p.m. on Monday, October 15, 2018. Mr. Joel Staton performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no corrections to the September 17, 2018 Planning Commission meeting minutes, they were unanimously approved as presented.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

Mr. Kelly Graham asked for an update on recent items that the Planning Commission sent to the City Council for recommendation at their October 2, 2018 meeting. Mr. Tim Beavers updated the Commissioners that the Tennessee High School rezoning request was withdrawn by the applicant prior to the October 2, 2018 meeting. Mr. Beavers indicated that he felt that Tennessee High School was awaiting an update to the City's sign ordinance. Mr. Beavers updated the Commissioners that the K Mart Drive Street renaming to Skate Way Drive was passed on second reading by the City Council at the October 2, 2018 meeting and the ordinance would go into effect on October 19, 2018 with the road signs expected to be replaced mid-November. Mr. Beavers also indicated that the second reading on the rezoning request on 2nd Street was passed and that the rezoning would go into effect on October 19, 2018.

A. Design Standards Project

Ms. Cherith Young presented information on the design standards project. During the development of the B-2E ordinance adopted early in 2018, City Council suggested consideration of the expansion of design standards for commercial projects in the City. The Council requested staff, along with the Planning Commission, research the issue and included it as a goal for the Department in the Fiscal 2019 Goals and Objectives program. Staff surveyed Planning Commission members prior to the September meeting to see what areas may be of concern to Commissioners. Feedback included: shared driveways/parking in rear, streetscapes/landscaping, signs, connectivity/public access, and awnings. Staff presented a summary of the design standards for Johnson City and Kingsport as comparison points. Staff then presented a slide show of properties within the City of Bristol, Tennessee of various architectural building designs as a visual exercise to rate the designs as a discussion opener.

Discussion ensued and there was a desire to incorporate refined landscaping requirements, color contrast and architectural elements in the regulation. Planning Commission also liked the option to have a list of design features that developers could choose from to incorporate into a development.

At this time, Ms. Margaret Feierabend excused herself from the meeting.

Mr. Jack Young suggested that an incentive might be offered in regards to increased landscaping requirements. Mr. Tim Beavers suggested one incentive could be decreasing parking or landscaping requirements if developers placed the parking lots behind buildings.

The Commissioners agreed to continue discussion of this item at the November 19, 2018 meeting.

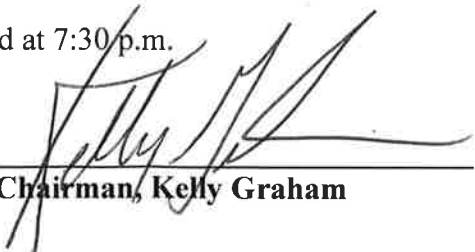
OTHER MATTERS:

Ms. Cherith Young indicated that State Street won a Great Street award from the American Planning Association and invited the Commissioners to attend an event on Tuesday, October 16, 2018 showcasing State Street.

STAFF UPDATES:

Mr. Tim Beavers stated that staff would soon email information to the Commissioners on available training.

With no other business to discuss, the meeting was adjourned at 7:30 p.m.



Chairman, Kelly Graham