

**BRISTOL TENNESSEE MUNICIPAL REGIONAL
PLANNING COMMISSION
MINUTES
November 19, 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
Cherith Young
Ross Peters
Heather Moore
Christy Justice

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, November 19, 2018. Mr. Joel Staton performed roll call and a quorum was declared present.

APPROVAL OF MINUTES:

There being no corrections to the October 15, 2018 Planning Commission meeting minutes, Mr. Jack Young made a motion to approve the minutes as presented; Mr. Mark Byington seconded the motion. The motion carried unanimously.

UNSCHEDULED COMMENTS FROM THE PUBLIC:

None

OLD BUSINESS:

Mr. Kelly Graham asked for updates on items that the Planning Commission had recommended to the City Council at their November meeting. Mr. Tim Beavers indicated that there were no new items heard by the City Council at their November meeting to update, but, Mr. Beavers concluded that the street renaming of Kmart Drive to Skate Way Drive had went into effect and the new street signs were in place.

NEW BUSINESS:

A. Special Use Permit - 1112 North Paperville Road

Ms. Cherith Young presented information on this special use permit application. A special use permit application for a private sports club was submitted for the property located at 1121 North Paperville Road. The property is zoned R-2 (Single-Family and Duplex District). The parcel is vacant. A special use permit was required for a private golf club, swimming, tennis and similar sports club on property zoned R-2. The applicant intended to construct a 50'x100' gym/workshop on the property. Should the Special Use Permit application be approved, the project would require the submission and approval of a site plan and building permit. Staff recommended that the Planning Commission approve the special use permit for 50'x100' sports club use at 1112 North Paperville Road with the following conditions:

- The building must be connected to sanitary sewer.
- A landscape buffer (Buffer type B included in the Landscape Chapter of the Zoning Ordinance) must be added along Old Jonesboro Road between the building/parking and the road Right-of-Way to match the width of the project.

Ms. Cherith Young indicated that she received nine (9) phone calls about this request and one (1) caller stated that they were against the request, one (1) questioned the traffic impacted by the project and the others were just curious about the project.

Mr. Joel Staton questioned what staff considered general compatibility under the special use permit condition. Ms. Young indicated that general compatibility meant that the use of the project would need to be compatible with the area or a condition could be placed on the project to meet the compatibility of the area.

Discussion ensued concerning parking requirements. Mr. Mark Webb questioned the parking requirements and the different scenarios if the property were to be used for different options other than the proposed use. Ms. Young indicated that staff determined parking requirements based on the scope of the project as it was submitted, but, she concluded, the owner was available to answer any questions concerning future plans for the project.

Discussion ensued concerning buffering requirements and Mr. Graham expressed his concern that the buffering was not strong enough to keep out noise from the reenactment exercises.

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

Mr. Thomas Saucer, 1332 Old Jonesboro Road, owner of the project, indicated that it was his intention to use the property for his friends and himself to practice his art in the field as well as having a gym for use indoor during inclement weather. Mr. Saucer indicated that the intention was to have an event of one hundred and fifty (150) people twice a year. Mr. Saucer stated that it was his intention to leave the wooded area intact.

Mr. Graham expressed concern that the reenactment exercise would create excessive noise. Mr. Saucer indicated that the noise level would be low.

Mr. Ron Kirk, 175B Robinson Walk, expressed his concern about the increased traffic onto Old Jonesboro Road. Mr. Kirk suggested that the entrance to the gym be relocated to North Paperville Road. Mr. Kirk also expressed concern that the proposed project could decrease the value of property in the area. Upon conclusion, Mr. Kirk asked that the Planning Commission give special consideration due to the terrain of the area.

Mr. Beavers indicated that once a site plan was presented to staff, that the traffic engineer would review the terrain of the area.

Ms. Margaret Feierabend offered a draft motion to accept staff's recommendation to approve the special use permit contingent upon:

- The building being connected to the sanitary sewer.
- A landscape buffer (Buffer type B included in the Landscape Chapter of the Zoning Ordinance) must be added along Old Jonesboro Road between the building/parking and the road Right-of-Way to match the width of the project.
- Consideration taken to determine if the existing tree line on the south side of the property would meet landscaping requirements for buffer type B and that if so, the landscaping would remain undisturbed.

Mr. Scott Gaynor objected to the motion concluding that he felt as though requiring the owner to maintain the barrier on the south side of the property would place an undue financial burden on the owner to replace the landscaping if it were destroyed by fire or other natural disaster.

Discussion ensued concerning landscaping requirements for the prospective project as well as the surrounding properties.

At this time, Ms. Feierabend made a motion to accept staff's recommendation with the following stipulations:

- The building be connected to the sanitary sewer
- A landscape buffer (Buffer type B included in the Landscape Chapter of the Zoning Ordinance) must be added along Old Jonesboro Road between the building/parking and the road Right-of-Way to match the width of the project, with consideration that if the existing barrier met the buffer type B requirement then the owner would not have to install more buffering, but the existing buffering would have to remain undisturbed.

Mr. Mark Webb seconded the motion. The motion carried with a 6-2 vote with Mr. Kelly Graham and Mr. Mark Byington voting against the motion.

B. Rezoning - English Street

Mr. Kelly Graham recused himself from this item due to his past business involvement with Mr. Moore. Mr. Mark Webb recused himself from this item because he owned property adjoining the subject property. Mr. Joel Staton chaired this item. Mr. Ross Peters presented information on the rezoning request. Mr. Carl Moore, Jr. applied to rezone 450, 571, and 577 English Street from M-1 (Light Industrial/Business Zone) to B-3 (General Business). The subject property had road frontage on English Street, Melrose Street and Volunteer Parkway. Staff reported that the property was currently being used as a garage/repair shop. Staff reviewed the uses of the surrounding properties and concluded that the inclusion of all the properties within this M-1 corridor should be

considered for rezoning. Fifteen (15) parcels were part of the rezoning request, twelve (12) of which are owned by seven (7) single owners and three (3) were owned by the City of Bristol, Tennessee. Three request letters were submitted in favor and two request letters were returned not in favor from the property owners included in the rezoning. Staff received two comment letters in favor of the rezoning from adjacent property owners. Staff believed that this rezoning request conforms to the Land Use Plan and Policy and recommended that the Planning Commission send a favorable recommendation to the City Council for this request.

Ms. Feierabend expressed concern that truck terminals would be an allowed use in the area if rezoned to B-3. Mr. Beavers indicated that truck terminals were an allowed use in the area as it was currently zoned. Ms. Feierabend suggested that the Planning Commission plan to review the allowed uses in the B-3 district and possibly remove the truck terminal use in that district.

Ms. Feierabend made a motion to accept staff's recommendation to rezone the property as requested; Mr. Kevin Buck seconded the motion.

Ms. Margaret Feierabend expressed concern over the difference in restrictions between B-2 and B-3 and she suggested that a zone be created for uses between the B-2 and B-3 uses.

At this time, vote count was taken and the motion carried with a 6-0 vote with Mr. Graham and Mr. Webb abstaining from voting.

C. Lighting Standards Discussion

Ms. Margaret Feierabend suggested that the agenda be amended so that the Subdivision - Chadsworth Phase 3&4 and the Subdivision - Old Stage Drive be heard prior to the Lighting Standards Discussion. At this time, Chairman Graham amended the agenda as Ms. Feierabend suggested.

D. Subdivision - Chadsworth Phase 3&4

Mr. Ross Peters presented information on the subdivision request. Manchester Group, Inc. was requesting preliminary subdivision approval of a 13.74 acre subdivision. The subdivision was located off of Old Jonesboro Road and would connect with Manchester Place. The property was zoned R-1A, R-1B, and R-2. The subdivision plat proposed to create a total of forty-five (45) lots, with fifteen (15) lots fronting on the proposed extension of Manchester Place, three (3) lots fronting on the existing Manchester Place, and twenty-seven (27) lots fronting on the proposed extension of Kingsley Down Road. Staff indicated that the preliminary plat met all the requirements of the Bristol, Tennessee Subdivision Regulations. Staff recommended that the Bristol Municipal Regional Planning Commission grant preliminary approval of the Chadsworth Phase III & IV Subdivision Plat.

Ms. Margaret Feierabend expressed concern that the entrance onto Old Jonesboro Road could be a hazard and asked if the access point could be moved to Chelsea Drive. Mr. Tim Beavers indicated that a preliminary plat was approved by the Planning Commission approximately ten (10) years ago and the current plat meets requirements imposed on the preliminary plat.

Discussion ensued concerning site distance of the lots that entered onto Old Jonesboro Road. Mr. Beavers concluded that site distance was checked and site distance requirements were met.

Ms. Margaret Feierabend suggested that the cul-de-sac be removed from the plat and the road through the subdivision go straight to Chelsea Drive.

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

Tim Carter, no address given, indicated that he had previously requested that the subdivision be assessed by Chelsea Drive, but at the time City staff told him that it could not be done. Mr. Carter also questioned the sidewalk requirement, he indicated that he had a preliminary plat prior to the sidewalk requirement that had been recently amended in the Zoning Ordinance and asked if his plat would be grandfathered in with no sidewalks. Ms. Danielle Kiser indicated she would have to research state law before answering the question.

Discussion ensued concerning connectivity of the subdivision and a common concern was that if there were access made from both Trammel Road and Old Jonesboro Road that traffic would use the subdivision as a cut through. The Commissioners expressed concern about speeding through the subdivision being an issue. Mr. Scott Gaynor indicated that it was his preference to have multiple ingress/egress and he indicated that he felt as though the City could put in four way stop signs or speed bumps to slow traffic. Mr. Graham indicated that he felt as though removing the entrance onto Old Jonesboro Road would be the safest option.

Mr. Tim Carter agreed that revising the plat to change the access point to Chelsea Drive would be his preference.

Mr. Kevin Buck made a motion to postpone a decision on this item, with the developer's consent to postpone, to the December Planning Commission meeting to allow the developer time to revise the plat; Mr. Mark Byington seconded the motion. The motion carried unanimously.

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

E. Subdivision - Old Stage Drive

Mr. Ross Peters presented information on the subdivision request. Robert Hugh and Janice Stover requested preliminary and final subdivision approval of a 3.527 acre subdivision. The subdivision was located off of Old Stage Drive and was currently zoned R-1A (Low Density Single Family Residential). The subdivision plat proposed to create a total of three (3) lots, all fronting Old Stage Drive. The subdivision plat had been reviewed by staff and was determined that it met all the requirements of the Bristol, Tennessee Subdivision Regulations. Staff recommended that the Bristol Tennessee Municipal Regional Planning Commission grant preliminary and final approval of the Replat of the Robert Hugh & Janice Stover Lands Subdivision.

Mr. Kelly Graham questioned why this item was before the Planning Commission. Mr. Beavers indicated that it was a three (3) lot subdivision and any plat with three (3) or more lots was required to be heard by the Planning Commission.

Ms. Margaret Feierabend made a motion to accept staff's recommendation and approve the subdivision as requested; Mr. Mark Webb seconded the motion. The motion carried unanimously.

At this time, Ms. Feierabend suggested that the remaining items (lighting standards discussion, tiny house discussion, design standards project discussion and signage standards discussion) be postponed and discussed during a work session in December or possibly in January.

Mr. Beavers indicated that the agenda **Item C Lighting Standards Discussion** had been requested to be added to the agenda. The majority of the Commissioners indicated that they preferred to postpone this item for discussion until the December meeting. Mr. Scott Gaynor stated that he felt a work session would better fit into everyone's schedule for January.

Mr. Beavers suggested that if the December Planning Commission meeting agenda was light, then these items could be brought back for discussion in December. The majority of the Commissioners agreed that if the December meeting agenda was light then these items could be discussed at the December meeting.

Mr. Scott Gaynor made a motion to postpone the aforementioned discussion items until the December 17, 2018 meeting; Mr. Mark Webb seconded the motion. The motion carried unanimously.

F. Tiny House Information Discussion

This item was postponed to be heard at the December Planning Commission meeting.

G. Signage Standards Discussion

This item was postponed to be heard at the December Planning Commission meeting.

OTHER MATTERS:

A. Design Standards Project

This item was postponed to be heard at the December Planning Commission meeting.

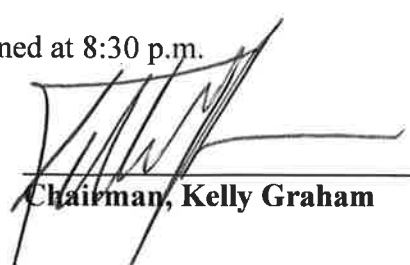
B. Property Rights Training Opportunity Discussion

Mr. Tim Beavers polled the Commissioners on attending a property rights training on December 17, 2018 at 5:00 p.m. Ms. Danielle Kiser suggested that the training began at 4:45 p.m. instead. The majority of the Commissioners agreed to attend the property rights training at 4:45 p.m. on December 17, 2018.

STAFF UPDATES:

None

With no other business to discuss, the meeting was adjourned at 8:30 p.m.



Chairman, Kelly Graham