

BRISTOL VIRGINIA PLANNING COMMISSION
Tuesday, January 23, 2018
12:00 pm

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF:	OTHERS:
Kevin Wingard	Susan Long	Sally Morgan	
Todd Buchanan	Bill Raettig	Amy Thompson	
Jordan Pennington		Gene Christian	
Michael Pollard			

I. CALL TO ORDER

Chairman Pennington called the meeting to order at 12:00 p.m. (*Note: Due to the resignation of Kevin Corbett from the Commission, the Vice-Chairman automatically fills the unexpired term of Chairman.*)

II. Election of New Vice-Chairman

Commissioner Wingard entertained a motion to elect Michael Pollard as the new Vice-Chairman. Motion was seconded by Commissioner Buchanan and carried by the following votes:

AYES: Buchanan, Wingard, and Pennington
 ABSTENTION: Pollard

III. Introduction of New Planning Commission Secretary

Amy Thompson was introduced as the new Planning Commission Secretary.

IV. Approval of the Minutes of November 13, 2017 Work Session and November 20, 2017 Regular Meeting

Commissioner Pollard made a motion to approve the Minutes of November 13, 2017 Work Session and November 20, 2017 Regular Meeting. Motion was seconded by Commissioner Wingard and carried by the following votes:

AYES: Buchanan, Pollard, Wingard, and Pennington

V. Public Comment (for items not on the agenda)

No public comments were made.

VI. New Business

A. Consideration of Residential Use in a Business Zone – 2112 Euclid Avenue

Sally Morgan, City Planner, reported that Michael Osborne recently purchased the restaurant formerly known as the Golden Dragon Restaurant located on 2112 Euclid Avenue. Mr. Osborne intends to open a bookstore at this location and has requested approval to convert the kitchen located in the back of the restaurant to residential use as an apartment either for family or an employee. Ms. Morgan reported that the property is current zoned B-3 and that Section 50-42 allows for the Planning Commission to consider residential use in a business zone.

Commissioner Pollard made a motion to approve the residential use in the business zone as proposed in the building located at 2112 Euclid Avenue. Motion was seconded by Commissioner Wingard and carried by the following votes:

AYES: Buchanan, Pollard, Wingard, and Pennington

B. Consideration of Plat #01-2018 – Preston Square Subdivision – Lot 2 Re-Plat

Ms. Morgan, reported that the applicant is seeking preliminary and final plat approval to create one new lot by dividing Lot 2 in the Preston Square Subdivision located on Blevins Boulevard. The resulting two tracts will be 1.577 acres (Lot 2A) and 0.688 acres (Lot 2B). The property is owned by Commercial Development Co., LLC and currently contains the Ferguson Supply Company. Ms. Morgan stated that the city staff concludes that the plat is in order and recommends approval of both the preliminary plat and the final for Preston Square Subdivision – Re-Plat of Lot 2.

Commissioner Wingard made a motion to approve the preliminary plat of the proposed subdivision (Plat #01-2018). Motion was seconded by Planning Commissioner Pollard and carried by the following votes:

AYES: Buchanan, Pollard, Wingard, and Pennington

Commissioner Buchanan made a motion to approve the final plat of the proposed subdivision (Plat #01-2018). Motion was seconded by Commissioner Pollard and carried by the following votes:

AYES: Buchanan, Pollard, Wingard, and Pennington

VII. Old Business

A. Zoning Ordinance Revision Project

Ms. Morgan gave a presentation summarizing the work completed to date on the rewriting of the city zoning ordinance and a review of the current Overlay Districts in the code. She also presented a schedule for the remainder of the

project through the rest of the calendar year and into 2019 with proposed completion by June 2019.

Commissioner Wingard asked that the proposed schedule be altered to move Outdoor Advertising scheduled from June through August 2018 to February and address this subject at the next meeting. There was general consensus to make this change in the schedule.

VIII. Set Date and Time for February Regular Meeting

Ms. Morgan asked the February regular meeting be rescheduled to another date because the regular date of February 19 falls on President's Day which is a holiday. There was some discussion about the best date. Commissioner Pollard made a motion to approve the rescheduling of the next regular Planning Commission meeting to February 15, 2018 followed by a Zoning Ordinance Work Session. Motion was seconded by Commissioner Wingard and carried by the following votes:

AYES: Buchanan, Pollard, Wingard, and Pennington

There being no further business, the meeting was adjourned at 12:44 p.m.

Sally H. Morgan
City Planner