

BRISTOL VIRGINIA PLANNING COMMISSION
Monday, March 18, 2019
12:00 pm

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF:	OTHERS:
Bart Long		Sally Morgan	Kreg Ramey
Susan Long		Amy Thompson	Chase King
Michael Pollard			Chad King
Kevin Wingard			
Jordan Pennington			
Todd Buchanan			

I. Call to Order

Mr. Pennington called the meeting to order at 12:00 pm.

Ms. Morgan recommended revisions to the agenda by moving the March 4, 2019 minutes to the April regular meeting and adding motions to approve the preliminary and final plats in item IV-A.

Mr. Pollard made a motion to approve the agenda as revised. Motion was seconded by Mr. Long and carried by the following votes:

Ayes: Buchanan, B. Long, S. Long, Pollard, Wingard and Pennington

II. Approval of the Minutes of February 19, 2019 Regular Meeting

Mr. Long made a motion to approve the minutes of February 19, 2019. Motion was seconded by Mr. Buchanan and carried by the following votes:

Ayes: Buchanan, B. Long, Pollard, Wingard and Pennington
Abstentions: S. Long

III. Public Comment (for items not on the agenda) No public comment.

IV. New Business

A. Consideration of The Falls – Phase 3 Subdivision Preliminary Plat and Final Plat

Ms. Morgan reported that the applicant is seeking preliminary and final plat approval to create seven new lots from a 10.9 acre tract now referenced as Tax Map. No. 226-A-4 and containing one structure, an existing restaurant. Ms. Morgan reported the property is currently owned by the City of Bristol and the resulting tracts will be Lot 26 (2.282 ac.), Lot 27 (1.024 ac), Lot 28 (.517 ac), Tract 29 (.0729 ac), Lot 30 (4.606 ac),

Lot 31 (1.734 ac), and Lot 32 (0.183 ac). Ms. Morgan stated that the applicant is a private developer.

Mr. Pollard expressed concerns regarding the access easement to serve Lot 28. Mr. Kreg Ramey (KBM Commercial Properties) stated that the structure proposed for Lot 27 will be a three-tenant building and will be designed on the lot to allow for traffic flow through the parking lot to access both Lot 28 and 26.

Mr. Long asked about the guidelines regarding the landscaping. Ms. Morgan stated that the city does not have a landscaping ordinance, but there are guidelines for landscaping at The Falls. She noted that the developer had asked that the 10 foot wide “utility and landscape easement” along Cascade Drive be revised to a 10 foot utility easement only in order to accommodate the prospective tenant needs for parking space. That change is shown on the plat under consideration.

Ms. Long made a motion to approve preliminary plat of The Falls – Phase 3 Subdivision. Motion was seconded by Mr. Pollard and carried by the following votes:

Ayes: Buchanan, B. Long, S. Long, Pollard, Wingard and Pennington

Mr. Pollard made a motion to approve the final plat of The Falls – Phase 3 Subdivision. Motion was seconded by Ms. Long carried by the following votes:

Ayes: Buchanan, B. Long, S. Long, Pollard, Wingard and Pennington

B. Consideration of Special Exception Application 02-2019 for a concrete block production operation at 200 Bob Morrison Boulevard (Zoned M-1)

Ms. Morgan reported that the city received a Special Exception application for a concrete block production operation at 200 Bob Morrison Boulevard (Zoned M-1). Ms. Morgan reported that the owner, Kilo Delta, LLC a company associated with King Commercial Contractors, is requesting approval for a special exception application to manufacture retaining wall blocks for its own construction projects and sell to other vendors. A small concrete plant will be used to produce the concrete to be poured into molds located inside the warehouse and the finished blocks will be stored inside the building.

Ms. Morgan advised the property is zoned M-1 (light industrial) which by Bristol Virginia City Code does not allow the manufacture of block or concrete manufacturing as a permitted use by right.

Ms. Long asked if any ground work or construction will be a problem because the property is in a flood zone and Ms. Morgan noted that the Planning Commission will need to approve the activity in the floodplain but that the activity consisted only of the installation of the concrete plant equipment which is elevated on concrete. She also asked if the adjoining property owners will be notified of the application and Ms. Morgan responded that there are seven adjoining landowners who will receive certified letters.

Mr. Pollard expressed concerns about the increased noise activity should the company decide to crush the stone to make the concrete. Ms. Morgan stated that the

company will only be making the blocks and will not be producing concrete for delivery or crushing stone.

Ms. Morgan noted that the staff recommendation is to forward the Special Exception application to the City Council for a joint public hearing on April 9, 2019.

Mr. Long made a motion to send the Special Exception application 02-2019 for a concrete block production operation at 200 Bob Morrison Boulevard (Zoned M-1) to City Council for a Joint Public Hearing. Motion was seconded by Mr. Buchanan and carried by the following votes:

AYES: Buchanan, B. Long, S. Long, Pollard, Wingard and Pennington

C. Report on Special Exception Applications 03-2019 and 04-2019 for 500 Gate City Highway.

Ms. Morgan reported that the City has received applications for a Special Exception from Par Ventures, Inc. for two locations (both addressed 500 Gate City Highway) to allow pharmaceutical processing. Application #03-2019 is for the 1 acre undeveloped site adjoining the former Bristol Mall. Application #04-2019 is for the former JC Penny store located in the mall building. Ms. Morgan reported that these applications are being submitted to cover both potential location options. Ms. Morgan stated that both of the applications were recently submitted and city staff is still in the progress of doing its review of the applications and recommended tabling both items until staff has completed its review.

Ms. Long made a motion to table applications until staff report is available The motion was seconded by Mr. Wingard and carried by the following votes:

AYES: Buchanan, B. Long, S. Long, Pollard, Wingard and Pennington

V. Old Business

A. Consideration of Future Land Use Map Revisions to Comprehensive Plan

Ms. Morgan reported that the Comprehensive Plan was adopted in March 2017 with the stipulation that it be reviewed on an annual basis. Ms. Morgan stated that last year, the Commission reviewed the implementation matrix in terms of current actions being implemented and provided a summary report to the City Council along with the regular annual report from the Commission. Ms. Morgan stated that this year, city staff is recommending some revisions to the Future Land Use Map which is an integral part of the plan. She gave a presentation showing six maps of different areas that reflect recommended changes in the maps and incorporated revisions discussed at the March 4 Work Session. Mr. Long requested that the staff also look at adding light industrial land use category to the area near the intersection of Pittstown Road and Island Rd. as that location was already developed with industrial type activity.

Mr. Long made a motion to send revised changes to the Future Land Use Map to City Council for a joint public hearing. Motion was seconded by Ms. Long and carried by the following votes:

Ayes: Buchanan, B. Long, S. Long, Pollard, and Pennington
Abstentions: Wingard

B. Consideration of Zoning Amendment to add new Section 50-177 and revise existing Section 50-109 (b)

Ms. Morgan reported that the city ordinance has no mention of campgrounds and RV parks. Ms. Morgan stated there has been an interest expressed by a landowner which prompted the drafting of a proposed amendment to City Code Section 50-177 (Supplemental Regulations) for Campground and RV Park Standards. Ms. Morgan stated there would also need to be a revision to Section 50-109 (b) to add “Campgrounds and RV Parks” to list of permitted uses in B-3 as well as some additions to Section 50-28 Definitions.

It was a general consensus to table the item to allow more time for the Planning Commission and staff to research and learn about existing campgrounds in the region.

Mr. Long made a motion to table item V-B. Motion was seconded by Mr. Buchanan and carried by the following votes:

Ayes: Buchanan, B. Long, S. Long, Pollard, and Pennington
Abstentions: Wingard

There being no further business, the meeting was adjourned at 1:58 pm.

Sally H. Morgan
City Planner