BRISTOL VIRGINIA PLANNING COMMISSION MEETING

Tuesday, February 19, 2019
(Note: Regular meeting date was changed due to Presidents’ Day Holiday on Feb. 18).

A meeting of the Bristol Virginia Planning Commission will be held at 12 Noon on Tuesday, February 19, 2019 in the City Council Chambers in City Hall, 300 Lee Street.

AGENDA

I. Call to Order

II. Approval of the Minutes of January 14, 2019 Regular Meeting

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

IV. New Business
   A. Consideration of Residential Use in a Business Zone at 1205 Euclid Avenue
   B. Review and Consideration of Future Land Use Map Revisions to Comprehensive Plan

V. Old Business
   A. Zoning Ordinance Revision Project – Update
      a. Division 5 - Floodplain Overlay Zone
      b. Division 18 - Definitions

VI. Adjournment

Next Regular Meeting – Monday, March 18, 2019
BRISTOL VIRGINIA PLANNING COMMISSION  
Monday, January 14, 2019  
12:00 pm

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<td>Todd Buchanan</td>
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I. Call to Order

Mr. Pennington called the meeting to order at 12:01 pm.

II. Approval of the Minutes of December 17, 2018 Regular Meeting

Mr. Wingard made a motion to approve the meeting minutes of December 17, 2018. Motion was seconded by Mr. Long and carried by the following votes:

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

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

No comments were made for items not on the agenda.

IV. New Business

A. Determination of Camouflaged Wireless Communications Facility – 629 State Street

Mr. Ben Herrick (Faulk and Foster Real Estate) spoke on behalf of Verizon Wireless Communications, requesting that the proposed wireless facility be considered a camouflaged wireless facility. Mr. Herrick provided photo simulations from four different locations showing the proposed wireless facilities. Mr. Herrick stated the antennas will be fixed to the top of the roof and enclosed inside two small enclosures which are 9.7 feet tall, in addition to antenna and equipment to be attached to the rear wall of the building and also installed inside the building. The enclosures on the roof would be sided with a faux brick material.

Ms. Morgan stated that city staff has reviewed the information submitted by the Verizon Wireless consultant and its engineering professionals, including required before and after photos simulating the appearance of the facility. Ms. Morgan recommended that
the proposed project would meet the definition of camouflaged wireless communication facility because it is roof mounted and architecturally screened from view, and painted to match the existing structure. Ms. Morgan stated that engineered drawings and a structural analysis have been submitted to the City, and a building permit and an electrical permit will be required.

Ms. Morgan stated that the proposal was submitted to the Believe in Bristol Design Committee for review and comments. She stated the committee recommended squaring off the camouflage to give the appearance of a chimney. Ms. Morgan stated that Mr. Herrick advised that the revision would require re-engineering.

Ms. Morgan read the definition of a camouflaged wireless communications facility.

Mr. Buchanan asked about the material of the housing on the roof. Mr. Herrick stated the housing consisted of light weight fiberglass and that there were other options of colors to camouflage the antenna, but the faux brick was chosen to match the existing building exterior.

Ms. Long asked if the antenna could be moved to another location less obvious to the public eye. She stated that the design does not meet the criteria of the beautification of Bristol and the city Comprehensive Plan guidelines. Mr. Herrick stated the general process of choosing a location for an antenna consists of Verizon Wireless selecting an optimal area for the coverage and determining the compatibility of the building for the antenna. Mr. Herrick stated that the antennas may not function properly if they were moved to another building and stated that Quaker Steak Building is the best option for coverage. (Secretary’s note: Following the meeting, Mr. Herrick provided information that was shared with Planning Commissioners about the other sites that were evaluated for the antenna).

Mr. Wingard stated that the proposal is between two private companies and recommended approving the installation of the antenna because it meets the definition of a camouflaged wireless facility.

Mr. Wingard made a motion to approve the determination of the Camouflaged Wireless Communications Facility to be located at 629 State Street. Motion was seconded by Mr. Corbett and carried by the following votes:

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

B. Certified Planning Commission Training Program – 2019 Schedule

Ms. Morgan reported the Land Use Education Program done by Virginia Tech has been transferred to the VCU Wilder School of Government and Public Affairs. They continue to offer the Certified Planning Commissioner Program three times per year. Dates and locations for the 2019 schedule have recently been posted.

Ms. Morgan stated that one of the 3 programs this year will be held in Roanoke and participants must attend two sessions and also do self-study assignments from home during the time in between the two sessions. The dates for the program in Roanoke are June 20-21 and August 22-23. Mr. Pollard noted that he could attend those dates. It was the consensus of the Commission that Mr. Pollard attend. (Ms. Morgan stated this was pending budgeted funds, but she thought the funds would be available).
V. Old Business

A. Zoning Ordinance Revision Project – Work Session

a. Finish up Division 13 - Signs

Planning Commissioners resumed their discussion regarding Division 13 – Signs and reviewed the latest revisions and suggestions provided by Mr. Pollard. Mr. Pollard suggested making several revisions to the Temporary Signs category consisting of changing the maximum number of signs, location/manner and time limit. He also recommended revisions to the section regarding electronic messaging centers to replace section of 50-230b.

Planning Commissioners agreed by consensus to schedule a work session to continue Divisions 14-16. Ms. Morgan will send out an email about a proposed date for the work session.

b. Division 14 – Special Use Permits
c. Division 15 - Conditional Zoning
d. Division 16 – Variances and Appeals

VI. Adjournment

There being no further business, the meeting was adjourned at 1:54 pm.

Sally H. Morgan
City Planner
BRISTOL VIRGINIA PLANNING COMMISSION  
Monday, January 28, 2019 Zoning Work Session  
12:00 pm  

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I. Call to Order  
Mr. Pollard called the work session to order at 12:00 pm.

Temporary Signs (Section 50-240 Chart) – Ms. Morgan presented a revised temporary sign chart that was sent out in an email on Jan. 24. She explained that she was concerned about having no time limits on certain temporary signs and had kept those limits at either 6 months or 30 days per 6 months. After discussion, it was the consensus of the Commission members to strike the time limit for wall banners, free-standing banners, vertical banners, and portable signs, and to base the time limits only on the deteriorated or unsafe condition of the sign.

Mr. Wingard asked for clarification regarding the time limit on signs. There was continued discussion regarding the maximum number of temporary signs for each type of signs at multi-tenant locations and time limits on each sign, but no further changes were made to the draft. Ms. Morgan pointed out that she had eliminated vehicular signs from the temporary sign chart as Commission members had previously expressed their desire to not regulate any sign on an operable, tagged vehicle.

Division 14 – Special Use Permits – Ms. Morgan stated that this revision includes what is already in Section 50-39 but adds more language for the process. Revisions were made to change the wording from “city” to “public” in the second paragraph under f. in Section 50-259 and it was noted that the code reference number in 50-259 (f) (8) needs to be filled in.

Division 15 – Conditional Zoning and Division 16 – Variances and Appeals. - Ms. Morgan explained the basics of these two divisions and that most of the language is derived from State Code. No recommendations for revisions were requested.

Ms. Morgan advised the committee that Division 17 – Administration and Enforcement is under the City Manager’s review.

II. Adjournment  
There being no further business, the meeting was adjourned at 1:54 pm.

Sally H. Morgan, City Planner
AGENDA ITEM WORDING:
Consideration of Residential Use in a Business Zone at 1205 Euclid Avenue

ITEM BACKGROUND:
The Community Development Department has received a request for a Residential Use in a Business Zone from Matthew Moore to continue the residential use of the property at 1205 Euclid Avenue. The property is zoned B-1 (Neighborhood Shopping). The property was built and used as a single-family residence, but has been vacant since April 26, 2017 (based on BVU service records). The current owner would like to continue to market the property for sale as residential and requested that the City provide some assurance that single-family residential use may continue.

PREVIOUS RELEVANT ACTION:
None

STAFF RECOMMENDATION:
Staff recommends approval of the request to allow single-family residential use at 1205 Euclid Avenue if still vacant past April 26, 2019 by allowing the owner another 12 months to have the property occupied.
To: Planning Commission
From: Sally H. Morgan, City Planner
Date: Feb. 19, 2019 Planning Commission Meeting
RE: Residential Use in a Business Zone – 1205 Euclid Avenue

1) Applicant/Agent: Matthew Russell Moore
2) Property Owner: Same as Applicant
3) Property Address: 1205 Euclid Avenue
4) Property Zoning: Neighborhood Shopping (B-1)
5) Location Map:

[Map showing the location of 1205 Euclid Avenue]
6) Aerial Map of Subject Site

7) Zoning Map
9) Request:
The Community Development Department has received a request for a Residential Use in a Business Zone from Matthew Moore to continue the residential use of the property at 1205 Euclid Avenue. The property is zoned B-1 (Neighborhood Shopping). The property was built and used as a single-family residence, but has been vacant since April 26, 2017 (based on BVU service records). The current owner would like to continue to market the property for sale as residential and requested that the City provide some assurance that single-family residential use may continue.

10) Existing Conditions:
The subject property is comprised of a lot of approximately 0.2 acres fronting on Euclid Avenue and containing a structure of approximately 1,000 s.f. in size of the first floor footprint. The lot is approximately 215 feet from Commonwealth Avenue and there is a vacant lot between the dwelling and the business located at the corner of Commonwealth and Euclid Avenue. (The adjoining lot did contain 1211 Euclid Avenue which has been razed).

The property was purchased in July 2017 by the current owner, and is currently on the market for sale. According to city tax assessment records, the one and one-half story structure was built in 1946. In addition to access from on-street parking in front of the house with stairs to the front door, the property is also accessed from the rear via Yost Alley off of Vernon Street. To the knowledge of the staff, the history of use of this structure has always been single-family residential. According to BVU records, the house was vacated on April 26, 2017.

11) Current Zoning:
The parcel is zoned B-1 (Neighborhood Shopping) as shown on the map on Page 2. The stated purpose of this zoning category is “to provide attractive areas for the medium-density development of office buildings and restricted commercial uses. This district encourages high quality office-type development and neighborhood type stores, services and commercial centers compatible with residential development in a protected environment catering to the everyday needs of a limited residential area.”

The B-1 zone allows for a limited range of business uses, including banks, day care centers, laundry establishments, barber or beauty shops, florist shops, offices, indoor restaurants, car wash, and certain retail
sales, including grocery, clothing and shoes, household goods, fabric, and drug stores. Churches are also permitted in B-1. The business zone does not allow residential as a permitted use, so the residential use has been a legal non-conforming (or “grandfathered”). The immediately surrounding property and across Euclid Avenue is zoned B-1 and B-3. Residential zoning (R-2) starts at the next block of Euclid to the east (1100 block).

12) Previous Planning Commission Actions:
To the staff’s knowledge, there has been no relevant previous action by the Planning Commission.

13) City Code References and Authority to Act:
Section 50-30 of the Bristol VA City Code states the following: “...land, buildings, and structures and the uses thereof which do not conform to the zoning prescribed for the district in which they are situated may be continued only so long as the then existing or a more restricted use continues and such use is not discontinued for more than two years.”

Bristol City Code Section 50-42 (b) allows the Planning Commission to consider residential use in a business zone without a rezoning application. That section reads: “Expansion of and or increasing the number of multifamily residential units and the construction of new residences may be permitted in business districts upon approval of the planning commission, provided that such residential structures are of such design and use as to be compatible with other structures and uses in the area where such residential structure is proposed.”

This section does not specifically address the continuation of an existing use past the two-year “grandfathered” period. Typically if a structure is vacant (“discontinued”) for more than two years, it is subject to no longer being legally non-conforming and when it is subsequently occupied, the use must conform to the current zoning (as per Sec. 50-30). Because Section 50-42 seems to imply that only expansion or increasing the number of units or construction of a new dwelling would need Planning Commission approval, it could be interpreted that continuing the same number of units in the same structure does not require Planning Commission approval, although city code does not specifically say that.

14) Staff Analysis:
The property owner had been previously advised that after two years of vacancy, the legal non-conforming status would expire. Because the owner wants to not have an issue with any prospective buyer, he asked that city staff assist him in being able to continue the residential use of the property. In the past, this type of situation may have been handled differently by various city staff, however it is the opinion of current city staff that if the Planning Commission can approve the construction of new residences in a business zone, then it can also consider and allow the continuation of residential use in an existing structure.

Staff has reviewed the circumstances surrounding the application for a residential use in a business zone at 1205 Euclid Avenue and has the following analysis: The future land use map in the Bristol, VA Comprehensive Plan designates this particular lot as “Single-family Residential” but adjoining “Local Commercial” to the immediate west. The structure is located in a block that could eventually transition to commercial property due to the commercial land uses already to the west and south. Currently, however, the property and structure are best suited for residential use due to the lack of parking and accessibility for any commercial traffic. If it was developed in the future for commercial, there would need to be significant site improvements and its potential for commercial use would likely be greatly enhanced if it was combined with adjoining property.

15) Conclusion: Staff recommends approval of the request to allow single-family residential use at 1205 Euclid Avenue if still vacant past April 26, 2019 by allowing the owner another 12 months to have the property occupied.
Meeting Date: February 19, 2019                  Department: Planning/Community Development
Bulk Item: Yes    No  X                Staff Contact: Sally Morgan, City Planner

AGENDA ITEM WORDING:

Review and Consideration of Changes to Future Land Use Map – Comprehensive Plan

ITEM BACKGROUND:

The Comprehensive Plan was adopted in March 2017 with the stipulation that it be reviewed on an annual basis. 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. This year, city staff would like the Planning Commission to review and recommend possible changes to the Future Land Use Map which is an integral part of the plan.

PREVIOUS RELEVANT ACTION:

- March 28, 2017 - Comprehensive Plan adopted by City Council
- August 20, 2018 – Planning Commission approved Comp Plan Review report

STAFF RECOMMENDATION:

City staff recommends several possible changes to the Future Land Use Map as discussed in staff report.
To: Planning Commission

From: Sally H. Morgan, City Planner

Date: Feb. 19, 2019 Planning Commission Meeting

RE: Review and Consideration of Revisions to the Future Land Use Map – Comprehensive Plan

Background Information:
The City Comprehensive Plan was adopted in March 2017, so is now almost two years old. The Planning Commission and City Council asked that the Plan be reviewed on an annual basis to see how proposed actions are being implemented and to consider possible updates or revisions. Last year, the Commission and staff did a review of the implementation matrix and provided a summary to City Council. This year, the city staff would like to review the future land use section of the plan and in particular the Future Land Use Map. (Reminder: We will be working on zoning map changes soon. The zoning map is a tool to help implement the Future Land Use Map but they are not the same).

In terms of commercial land use, the Comp Plan focused mostly on revitalizing older commercial corridors (Euclid Ave and Commonwealth, for example) and also continuing development at Exits 5 and 7. In light of recent developments such as the proposed casino, some other areas may also be suited for commercial development and changes in the Future Land Use Map may be warranted.

Attached is an excerpt of Pages 32-37 of the Comp Plan. (You may want to refer to your larger hard copy or the on-line document for better legibility).

Staff Recommendation:
City staff will present some possible revisions to the Future Land Use map and ask for input. These areas include:

1) Land around Exit 1 (Gate City Highway and I-81)
2) Area around Pittstown Rd and Island Rd. (new trailhead for Mendota Trail)
3) Land just south of Exit 5
4) Williams St. industrial area

There may be additional areas to discuss. Please keep in mind that the Future Land Use Map is the guiding document for the zoning ordinance and maps. It reflects the long range vision for the city and should be the basis to support land use decisions such as zoning map revisions.
City of Bristol VA
Future Land Use

The Land Use Plan provides policies and identifies appropriate land uses for the City of Bristol. It is based on sound community planning principles, as well as several factors and influences, including the Vision, Goals, and Objectives identified for the Bristol community. It is about outreach, marketing, and demographic analysis; and an assessment of existing conditions. The Plan identifies 15 desired future land use categories detailed below.

FUTURE LAND USE CLASSIFICATIONS

- Single-Family Detached: homes are standalone housing units with one unit per parcel. They are the predominant land use in the Bristol region.
- Single-Family Attached: multifamily units include townhomes, rowhouses, or duplexes in which each unit has a normal-sized yard, with some units having entries that are windowed or doorways.
- Multi-Family: residential areas include apartment buildings or condominiums with more than 20 units. They are often built on a shared greenway or walkway.
- Local Commercial: includes general retail or commercial service settings, such as restaurants, service centers, and smallgrade parks, convenience stores, and local businesses. These areas are generally concentrated along major roads and may include individual structures or small clusters of shops or strip malls.
- Regional Commercial: are commercial uses that are larger in scale and serve the regional commerce. Examples include hotels, big box retailers, and more theaters.
- Professional Office: are comprised of professional offices, services such as law firms, medical or mental health services, legal firms, or other professional service providers.

Downtown Mixed-Use: The Downtown District, located within downtown Bristol, is an area of mixed-use development. It includes both commercial and residential uses, such as shops, cafes, and hotels.

Institutional Campus: comprises the former campus of Virginia Intermont College, which closed in 2014.

Public/Shared/Public land uses include parks and recreational areas, as well as spaces for community events and non-profit organizations.

Environmental Constraints: are areas designated for environmental protection, such as wetlands or natural areas.
Land Use Categories

Single Family Detached

Single Family Detached residential areas include stand-alone housing units with one unit per parcel. It is the predominant land use in Bristol and will remain so. The character and type of single family detached neighborhoods varies widely, from smaller older homes on a traditional street grid to rural residential homes within an agrarian environment. Within Single Family Detached areas, public and semi-public uses may be integrated into the neighborhood fabric. The Residential Areas Framework Plan provides more nuance and analysis on the different types of single family detached homes.

Multi-Family

Multi-Family residential areas include apartment buildings or complexes in which units are accessed through a shared entryway or hallway. These uses range in character from a single family detached home split into several rental units to a neighborhood of multiple two or three story multi-family buildings. As with Single Family Attached uses, Multi-Family uses are scattered throughout the community, although they should generally be located within or near major commercial areas, corridors, or Downtown.

Local Commercial

Local Commercial areas are the least intense type of commercial land use. They are intended to provide daily goods and services conveniently to nearby neighborhoods. They should be of smaller scale and intensity and be comprised of a mix of uses that do not attract shoppers from the larger region. Given the nature of Local Commercial, those uses are often adjacent to residential properties and should be developed appropriately, minimizing the impact on nearby residents. Office uses are also supported, although depending on their size and intensity, they may be more suitable for either Regional Commercial or Office areas.

Regional Commercial

Regional Commercial uses are intense commercial uses that are large in scale and draw from a regional consumer audience travelling along I-64. These areas are intended to contain businesses or shopping centers that cater to the automobile such as big box retailers, wholesale commercial, general commercial, and other similar businesses. Office uses are also supported, although depending on their size and intensity, they may be more suitable for Office areas.

Office

Office uses are comprised of corporate headquarters, medical uses, legal firms, or other professional service providers. They are areas specially designated for white-collar office uses and they are generally located along, or near major corridors. While the Office land use designation is separate from the Local Commercial, Regional Commercial, and Flex-Use designations, it is also appropriate for office uses to be found within such areas where appropriate.

Downtown Mixed-Use

The Downtown Mixed-Use area comprises Downtown Bristol and aims to promote a walkable, mixed-use environment. Desired uses include a combination of residential, commercial, and office. It includes both privately owned buildings as well as those public buildings that fall within Downtown such as the Bristol Public Library. Some buildings on the ground floor and residential, office or hospitality uses on the upper floors. While not every parcel within the designation shall to a mixed-use building, each parcel should contribute to a vibrant, mixed-use environment. Buildings should be built to the front property line, with parking provided in the rear if possible to enhance the area’s character, urban design, and walkability.
Light Industrial
Light industrial areas include light manufacturing and other less-intensive manufacturing uses that typically operate indoors and do not generate much noise or impact. Light industrial uses should consist of smaller service- and consumer-oriented businesses as opposed to large manufacturers. While light industrial uses are desirable and contribute to the economic health of the community, they can also negatively impact the environment and the quality of life for residents living in adjacent areas. According to the Land Use Plan, the area is recommended for industrial uses that seek to minimize land use conflicts.

Heavy Industrial
Heavy industrial uses are generally larger in scale and may include the processing of chemicals and plastics, wastewater, mining, and industrial machinery. These uses can have visual, noise, traffic, or environmental impacts on adjacent areas. Heavy industrial uses are mostly located near rail access, often overlapping with major roadways. Areas identified as industrial should be reserved for manufacturing, industry, and related uses; other uses should be discouraged within these areas. Bristol's industrial areas are already well-established, and efforts should be made to ensure their continued vitality while also safeguarding residential neighborhoods from harmful externalities.

Institutional Campus
The Institutional Campus designation encompasses the former campus of Virginia Intermont College, which closed in 2014. It covers approximately 30 acres, offering a blend of residential, entertainment, and office buildings within a campus environment. It is recommended that this property remain institutional in nature and that another college or university be recruited to occupy the property if possible.

Parks & Open Space
The Parks & Open Space designation comprises the city's green spaces. Parks include grounds used for active recreation, including parks, athletic fields, trails, playgrounds, and golf courses. Open spaces are passive natural areas, often within a subdivision or along waterways, and also include cemeteries. Such uses are often associated with public spaces such as a school and should be integrated, where possible, into the fabric of the nearby area through pedestrian connections.

Public / Semi-Public
The Public/Semi-Public land use is composed of institutions and community facilities that define Bristol's quality of life. This use includes public facilities, such as government facilities and public schools, as well as private facilities such as religious institutions and non-profits.

It is important to note that the Public/Semi-Public land uses identified on the Land Use Map are based off of existing facilities surveyed in 2015. The location of future Public/Semi-Public land uses is not limited to the areas identified as such on the map, however, new Public/Semi-Public should be located in appropriate and suitable locations based upon their function, likely within a residential neighborhood or along a commercial corridor.
Flex

The Flex designation is a special land-use category for four unique properties within the city:
- Bristol Mall Property
- Gordon Park Property
- Tonnova Property
- Southern States Property

These properties were identified based upon a combination of the following factors: lack of a clear, uniform "highest and best use" property size, catalytic impact of redevelopment, strategic location, existing or expected investment, and community interest. Each of these four properties could accommodate several different redevelopment scenarios. Desired future uses acceptable for each of these sites is listed below, recognizing that redevelopment may include a mixture of uses or a subdivision of parcels to accommodate different uses/phasing.

The selection of these properties does not mean that they are more important than other properties within the community. Instead, flexibility must be maintained in order to respond to creative proposals.
The Bristol Mall is a large property located along Gate City Highway in the western portion of the city. It has struggled in recent years after losing major anchors and was sold in a foreclosure auction in August 2015. This is due to a variety of reasons, including a shifting of commercial activity towards I-261 (e.g., The Falls, The Pinnacle), renewed interest in Downtown Bristol, and changes in consumer behavior that are not unique to Bristol. It is important to make clear that the Plan is not advocating for the mall's closure. However, the City must be proactive in planning for the site's future and developing a contingency plan. Given the size of the site, it is likely that redevelopment occurs, it may include a master-planned blend of uses.

Acceptable Future Uses: Local Commercial, Office, Single Family Detached, Multi Family Attached, Mixed Use.

Gordon Park Property

The 16-acre Gordon Park Property is located within the former Dale Gordon Business Park. In 2016, a new assisted living center will open on a portion of the site, providing housing and support for senior citizens. It is expected that the remainder of the site may be further developed to include independent patio homes for seniors, medical offices, and a skilled nursing facility.

Tenneva Property
The Tenneva Property is a private-ly-owned site located on the east side of Bristol. It is bounded on two sides by a curve in Beaver Creek. The site was once home to industrial operations, resulting in site contamination along the western portion of the property. The Environmental Protection Agency (EPA) conducted site cleanup in 2009 and 2010 and contaminated soil was removed and the area was capped. In recent years, a variety of uses have been proposed for the site, including a winery, multi-family units, and an amusement park. The City has also expressed interest in purchasing the property for an outdoor amphitheater and public park. The site contains a large brick structure with historic qualities. Should redevelopment occur, the new site plan should attempt to integrate the existing structure, to the extent possible, as well as protect and enhance Beaver Creek.

Southern States Property
The Southern States Property is located along Lee Highway within a cluster of regional retail and is currently industrial in nature. Should redevelopment occur, the site could either shift towards Regional Commercial usage or match the mixed-use fabric of the Lee Highway Mixed-Use area to the northwest.

Acceptable Future Uses: Multi-Family, (oral)Regional Commercial, Public/Serv-Public, Parks & Open Space

Acceptable Future Uses: Regional Commercial, Mixed-Use, Multi-Family, Office, Light Industrial (Distribution)