

PLANNING COMMISSION MEETING

March 28, 2016

7:00 PM

CALL TO ORDER

The meeting was called to order by Mayor Crocker at 7:00pm.

ROLL CALL

Present

Mayor Sarah Crocker
Robert Bailey
Kinney Bridges
Gail Good
John Pate
Cyndi Timbs

Absent

Jason Dittrich

Others Attending: Tammy McKinney, Town Recorder; Rick Stieg, City Planner; Ken King, King Engineering

Guests: Jeremy and Lauren Edwards; William A. Wooten;

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting February 22, 2016. Cyndi Timbs made a motion to approve the minutes as written. The motion was seconded by Gail Good. All approved. Motion passed.

NEW BUSINESS

William A. Wooten, 416 East Woodlawn; Rezoning Request

Mr. Wooten recently purchased 8 acres of property located at 416 East Woodlawn in Brighton. Mr. Wooten is an attorney in Covington, TN and owns Wooten Law Office. Part of the reason he purchased this property was because he needed additional space to conduct mediations and large depositions. In his current Covington location, he doesn't have that access with the ability to do that. His plan for the bottom floor of the house is to conduct mediations and depositions from time to time in my Brighton satellite office. After purchasing the Brighton property, he had someone inquire about renting a space for his local insurance business. Mr. Wooten viewed our codes and understands that he could have an in house business for himself but if he wanted to lease a space to another party then he would need to acquire a commercial zoning. His request is to the Planning Commission is to have the property rezoned as Commercial downstairs and Residential upstairs. Mr. Wooten and his family will be living upstairs and using the downstairs for primarily his legal office. However if he is able to acquire the Commercial designation, then he would like the opportunity to rent a space to the insurance agent and maybe other professional services in the future.

Mr. Stieg answered by saying if Mr. Wooten is going to use the current house (no expansion) then the existing uses can stay. You can get it rezoned and the residence can remain existing nonconforming use.

Mr. Stieg continued by saying “on a planning standpoint he can support rezoning the entire property”. Mr. Stieg is requesting that the Town adopt an O-R zoning code for residents who would like to add an office space to their current residence. At the next meeting, the Planning Commission can adopt the new zoning code prior to rezoning this property.

Mr. Wooten was in agreement with the Mr. Stieg’s suggestion. He will be attending next month’s meeting to start the rezoning process.

OLD BUSINESS

Site Plan for Lot 5 BCI property on Old Hwy 51 (Don Cole)

This site plan was discussed at an earlier meeting. The applicant is wanting to install an underground set of septic “holding” tanks in support of his commercial septic tank cleaning business. Access to the site is an unimproved gravel road from Old Hwy 51 to “Lot 5”, which is the only part of this tract currently being considered for development. The full cove shown on the plans and all other subdivision improvements will require a resubmittal to the Planning Commission and an improvements contract adopted by the City and applicant. Ken King has reviewed the plans and his comments are attached. The applicant is in agreement with the changes recommended by the City Engineer, and the site plan is recommended for approval.

This item was continued from last month’s meeting.

Mr. Stieg took the floor and caught everyone up current to tonight’s meeting. This is the only improvement going on that property so that’s why at this point he’s not having to put in any of the curb, gutter and etc. on any of the other lots in the subdivision. We are essentially calling this one undeveloped property. Mr. Edwards will be putting the septic system on Lot 5 and the rest of them will be vacant at this time. If he comes back in with anything else on any of these other lots that are already recorded, then the Town will need to talk about road improvements, water extension and any other subdivision requirements. But for now as far as the Planning Commission is concerned, the use only involves that one specific lot with those particular concrete septic tanks with the pump system and a gravel driveway improvement to get back there to it.

Mr. Ken King, King Engineering, then took the floor to discuss his comments. Mr. King had asked Mr. Edwards to take his site plan back to Don Cole to get a little more detail concerning the flow meter. He was pretty satisfied with the revised site plan. However, he did see that the access to the flow meter was still 24 inches. Mr. King stated to Mr. Edwards “if you get approved then that flow meter must be accessible or it will need to be redone”. Mr. Edwards agrees with Mr. King that the flow meter will need to be accessible. Edwards explained to the Planning Commission that this will be a fairly simple gravity fed system that filters through a flow meter. The meter that would be installed is an “open flow meter” so it could never be restricted and it’s very precise for billing.

Ken King suggests that the Town adopt an Industrial Wastewater Permit (like the one completed years ago for the Wells Processing Plant). The permit will have specific requirements such as (1) maintain the filter, (2) how often the flow meter will need to be calibrated and (3) odor control. A permit usually lasts 2-3 years and then it will be up to Mr. Edwards to ask for a new one.

Mr. Bob Bailey asked about the soil sampling that was completed. Ken King informed the Planning Commission that the soil will work for the septic holding tanks but it will not work for building his

personal residence. This will add additional costs to his home. Mr. Edwards also acknowledges that he will need to build up his residential lot in order to get it out of the flood zone. The Planning Commission questioned Mr. Edwards about making sure buying all this Commercial property is really what he wants to do in order to build his personal residence there as well. Because any other improvements on any of the other lots will cause him to complete the subdivision requirements. Mr. Edwards would like the Planning Commission to consider rezoning Lots 6, 7 & 8.

Mr. Pate stated that from the previous meeting that Mr. Edwards was interested in purchasing the entire property then rezoning to fit his needs. Mr. Stieg said that would not override the subdivision requirements that have already been recorded. Ken King asked how a subdivision was recorded without completing the requirements. Gail Good said that Mr. Allen, current property owner, came in with a proposed site plan but never came back with the finished site plan. However, she doesn't recall signing the subdivision plat before it was recorded. The Town will ask the Frank Deslauriers, City Attorney, to research the recorded subdivision plat.

Mrs. Timbs made a suggestion that if the Town dedicates the original subdivision plat, then Mr. Edwards can get with Don Cole to create a new plat with one commercial lot. Rick Stieg's supported this suggestion.

Mrs. Timbs asked if there was a motion on the floor to approve the site plan for Lot 5 for the use of a septic tank holding system. Mr. Pate made a motion to approve the site plan for Lot 5 for the use of a septic tank holding system. Mrs. Timbs seconded that motion. All approved. Motion carried.

ADJOURNMENT

John Pate made a motion to adjourn the meeting at 7:50pm. The motion was seconded by Cyndi Timbs. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder