

PLANNING COMMISSION MEETING

July 24, 2017

7:00 PM

CALL TO ORDER

The meeting was called to order by Mayor Crocker at 7:02pm.

ROLL CALL

Present

Mayor Sarah Crocker
Bob Bailey
Kinney Bridges
Jason Dittrich
Gail Good
John Pate
Cyndi Timbs

Absent

Others Attending: Tammy McKinney, Town Recorder; Rick Steig, City Planner;

Guests: Shannon Reed, 824 Trotter Road, Brighton, TN

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting November 28, 2016. John Pate made a motion to approve the minutes as written. The motion was seconded by Kinney Bridges. All approved. Motion passed.

NEW BUSINESS

Rezoning Request, Portersville Road, 1.80 acres from B-2 to R-1 (Shannon Reed, owner)

Mr. Reed is requesting permission to rezone 1.8 acres along the west side of Portersville Road south of Old Highway 51 from B-2 General Commercial to R-1 Single Family Residential. He is submitting an accompanying Master Plan of a proposed 4-lot residential subdivision with this zoning request. The property adjoins residential homes on the East side of Portersville Rd., and lies behind the Post Office on Old Highway 51.

Cyndi Timbs made a **motion to recommend a Public Hearing to be set to approve rezoning this property from a B-2 to R-1. John Pate seconded the motion. All approved. Motion carried.**

Ms. McKinney, Town Recorder, asked for explanation on how the process will work next. Mr. Steig said the Board of Mayor and Aldermen holds a meeting to set a Public Hearing and then at the next board meeting they will have the Public Hearing. The Public Hearing will need to be advertised in the paper. They will vote at the Public Hearing. Mr. Reed asked if they could have a Public Hearing 15 minutes prior to their next board meeting. It could be advertised at that time. Mr. Steig replied "as long as it has time to get advertised in the paper 10 days ahead of the meeting".

Master Plan of the 1.80 acres of the Shannon Reed property on the west side of Portersville Road (Shannon Reed)

Mr. Reed details the development of 4 single family residential lots with road frontages on Portersville Road. Each of the new lots is over 13,000 square feet in size.

The Master Plan is recommended for approval with the following conditions:

1. The gravel drive connecting the property to Old Highway 51 should be removed, if the primary access to these lots will be Portersville Road. Mr. Reed said houses will front Portersville Road. Mrs. Timbs asked whomever purchases Lot 1 would be the only one who could access from the rear using that gravel drive right? Mr. Reed said that road serves as an easement. Mr. Steig told Mr. Reed that he needs to identify it on the final plat as a permanent access easement so that everybody on those 4 lots down the road when they switch hands know they have to leave that open. Mr. Steig asked Mr. Reed “do you want to maintain that gravel drive as an access easement for all 4 lots? Because you can’t fence that...they can only fence it to the north edge of the construction easement then on each of those 3 lots.” Mr. Reed replied “that’s right”. Mr. Pate was concerned that this will cause the homeowners to have a potentially smaller back yard. Mrs. Timbs compared the lot size to those at McLister Subdivision.
2. The subdivision construction plans should include detailed grading and drainage plans, and show utility easements. Mr. Reed questioned whether he needed a grading and drainage plan. He thought it was for anything over 5 lots on a major subdivision plan. Mr. Steig said it’s anything over 4 acres. Then, he realized that he originally misquoted the property as having 6.04 acres when it’s really 1.80 acres. Mr. Reed will not need a subdivision grading and drainage plan. Mr. Reed will still need to show where the drainage is going because when you add the 4 building pads it will change the flow of the drainage pattern. Mr. Reed will talk to Ken King about that.
3. A subdivision improvement contract for water and sewer and other public facilities should be submitted with the construction plans to the Planning Commission. Ken King will draw that up for us. It should go to Planning Commission but you may could go straight to the Board of Mayor and Aldermen if there’s no other improvements like no grading and drainage plan but just for the water and sewer contract. You might could work that in at the same night of the rezoning. Mr. Reed is not familiar with a subdivision contract. Mr. Steig said it will have the number of water meters, sewer fees, street lights, etc. Ken King can help him with that. Mr. King will work up a bond amount to cover the public improvements that the Town will hold for a year. Then after 6 months, the Town returns half of it to you. So whatever night they rezone, try having your contract here for approval the same night

Mrs. Timbs made a **motion to approve the Shannon Reed Subdivision Master Plan upon contingency of the rezoning approval. Gail Good seconded the motion. All approved. Motion carried.**

Commercial Property

Mrs. Timbs wanted to bring up a point about all the commercial buildings sitting empty like Dr. Armour’s old building, the old bank building that she thinks Mark Laxton has bought, the empty lot beside the bank building, all the commercial lots beside Brighton Bank...what can we do to let people know about all these empty spaces. To her, Brighton is the best place to be. You are 5 minutes from Covington. You

are 5 minutes from Munford and Atoka. Maybe getting a packet together for the Chamber of Commerce...this is what we have, this is what we can offer, this our statistics, per capita income, etc. It could bring in sales tax dollars for Brighton.

OLD BUSINESS

There was none.

ADJOURNMENT

John Pate made a motion to adjourn the meeting at 7:25pm. The motion was seconded by Gail Good. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder