

PLANNING COMMISSION MEETING

October 23, 2017

7:00 PM

CALL TO ORDER

The meeting was called to order by Mayor Crocker at 6:58pm.

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: Paul Erwin, Covington, TN; Norman Hendren, Ripley, TN

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting July 24, 2017. John Pate made a motion to approve the minutes as written. The motion was seconded by Gail Good. All approved. Motion passed.

NEW BUSINESS

Wooten Law Office, 416 East Woodlawn

The applicant wishes to add a 10,000 sq. ft. event center behind the existing residence at 416 East Woodlawn. The property was rezoned to O-R Office Residential to accommodate the use of a residential structure as a law office. O-R Zoning was adopted by the Town of Brighton to permit non-residential office uses with limited traffic generation as a means to repurpose single family residences in small areas.

The addition of an “event center” to this property exceeds the permissible uses allowed in O-R Zoning because of the additional traffic it will generate. This additional use of the property will necessitate a rezoning to at a minimum B-1 Business Zoning in order to meet the zoning requirements.

In addition, the building “sketches” do not constitute an admissible Site Plan, since the lack contours, grading and drainage, proposed utility extensions and dimensions per the Site Plan application requirements.

The Planning Commission may wish to hear from the applicant his anticipated uses for the new structure and offer him some feedback on the feasibility of a rezoning request at a future meeting.

Mr. Stieg was given the floor and discussed the rezoning issue. He stated that he was hesitant about rezoning the property to a B-1 Zoning because that would be a spot zoning in the middle of the neighborhood on Woodlawn. That would encourage other people to come in and request Commercial Zoning. We can't turn down somebody next door if we support this one. He suggests we amend our existing O-R Zoning to allow an event center or a wedding chapel. This is the only O-R we've got in Town. So, we can pretty much play with it. Mrs. Timbs added that on that same block; her property across the street is commercial and the daycare building that backs up to that property is commercial. Then you also have the BCI subdivision that's all commercial. Mr. Stieg said "y'all could rezone it. If y'all support to rezone it. It's about the same. A rezoning would cost him money and 2 public hearings. One at the Planning Commission and one at the Board of Alderman. Adding the event center to the O-R Zoning is a public hearing at the Board of Alderman. It wouldn't require one here. It's a zoning ordinance change". Mr. Hendren is here speaking on Mr. Wooten's behalf since he was unable to make tonight's meeting. Mr. Hendren said Mr. Wooten would not want it zoned commercial since he is living on the property. If it's commercial I don't think you allow for that. Mr. Stieg said "well it's an existing use. It would be a nonconforming end. But if the house ever caught fire from a lightning strike or something and it burned more than 50% of it then you couldn't build it back as a house". Mr. Pate asked if that house was historic in nature. Mr. Hendren answered "we actually have a meeting with them on the 24th. That's been a yearlong process also. It was built in 1920." Mrs. Timbs said "it has been considered before because someone had those papers up here". Mr. Dittrich asked if it could be divided into two lots...a residential and a commercial? Mr. Stieg replied "no because it's all one use....it's an associate use". Mr. Dittrich said "but the event center will be separate from the house". Mrs. Good stated "but the house is being used as a partial law office". Mr. Dittrich forgot about that.

Mr. Stieg also discussed the site plan. He said it wasn't near complete enough to review tonight. We need engineering drawings, utility connections and parking areas. According to the existing plan, it shows a parking area that extends out in front on Woodlawn. With O-R Zoning, you can't have front yard parking. It will need to be behind the residence. Since the event center is being used for weddings, class reunions, etc, it won't generate a whole lot of traffic. Just people coming and going a couple of hours to attend the event. Mr. Hendren addressed that parking issue. He said they were going to designate that as handicap. Mr. Pate asked would the parking area be assessable from Poplar Street or only from Woodlawn. Mr. Hendren said they were in the process of clearing off those woods to get a better feel of what they actually have there. There's a total of 8 acres so they know they have plenty for parking. The land lays well on that side of the property for a parking area. He would like to see it available from both sides, one drive from the left of the existing house and the other from the side street by the railroad tracks. It is intended to be gravel at first then later on a paved drive/parking lot. They didn't want to spend the money on the engineers and surveyors for the site plan until they knew what the feel of the committee was and public oppositions. Mr. Bridges asked "how far back from the house will this event center be?" Mr. Hendren replied "within 100 feet".

Mr. Stieg said if y'all support my recommendation then I will write up a zoning text amendment to the O-R Zoning to permit an accessory use special events center. Mrs. Good made a **motion to approve a zoning text amendment to the O-R Zoning to permit an accessory use special events center. Mrs. Timbs seconded the motion. All approved. Motion carried.**

Mr. Stieg said next month he will present the Planning Committee with a Zoning Text Amendment to the O-R Zoning that states we will have an accessory use added to that section of the Zoning Ordinance. You adopt that. It goes to the Board of Aldermen. So once he comes back with the Site Plan, then he is

covered legally under the City. Mr. Hendren said they would like to wait until that is passed before coming back with a Site Plan.

Goulder-Old Hwy 51 Minor Subdivision (Helen Goulder)

This is a subdivision of a 5.69 acre tract containing two existing residences and a larger vacant tract into 3 R-1 residentially zoned lots. There are no new extensions of curb, gutter, sidewalks, etc. planned with this minor subdivision, however a single new additional water and sewer tap will be required during the building permit process for development on Lot 3.

If they decide later to resub divide, they would need to come back before the Planning Commission.

The subdivision is recommended for approval as submitted.

Mrs. Timbs made a **motion to approve this as presented. Mr. Dittrich seconded. All approved. Motion passed.**

OLD BUSINESS

There was none.

ADJOURNMENT

John Pate made a motion to adjourn the meeting at 7:20pm. The motion was seconded by Gail Good. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder