



TOWN OF BRIGHTON

139 NORTH MAIN * POST OFFICE BOX 277 * BRIGHTON, TENNESSEE 38011

PLANNING COMMISSION MEETING

July 26, 2022

6:00 PM

CALL TO ORDER

Vice Chairman John Pate called the meeting to order at 6:05pm.

ROLL CALL

Present

Mayor Stephanie Chapman Washam
Vice Chairman John Pate
Secretary Kinney Bridges
Jeremy Cates
Shane Greer

Absent

Aubrey Foreman

Others Attending: Will Radford, City Planner; Corey Gatlin, Brighton Code Enforcer

Guests: Steve and Kristin Gardner, 347 Miss Helen Circle, Brighton, TN; Corey Guidry

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting March 22, 2022. Secretary Bridges made a motion to approve the minutes as written. The motion was seconded by Mr. Greer. All approved. Motion passed.

Vice Chairman Pate gave Mr. Will Radford the floor.

NEW BUSINESS

Minor Subdivision Plat Approval Procedures

Mr. Radford wanted to discuss the procedures for a minor subdivision plat. This is the simplest of subdivisions; no utilities required, no need for a new road; no variances needed; meets all zoning requirements, etc. Vice Chairman Pate wanted the “minor subdivision” to be clearly defined. Mr. Radford stated it would be noted in the Subdivision Regulations. Often in rural communities, the Planning Commission gives staff authority to approve two lot subdivisions. Vice Chairman Pate stated that if the Planning Commission gives the staff authority then technically the Planning Commission may never see it. Mr. Radford agreed. As of July 1, 2022, the Planning Commission and the Board of Mayor and Aldermen both must approve this authority. In order to move forward with this, the Town would need to pass a Subdivision Regulation Amendment for the Planning Commission. It requires a Public Hearing which also requires a 30 day notice. The Planning Commission verbally gave approval for the City Planner to move forward with the resolution.

Regional Zoning Ordinance Discussion

Mr. Radford has presented a copy of the current Regional Zoning Ordinance. This is the area that is located outside the city limits but still subject to Brighton’s Planning Commission. Like with the Municipal Zoning Ordinance, he would like the Planning Commission to review it and start making updates/changes. Mr. Radford also mentioned updating the Zoning Map.

OLD BUSINESS

Subdivision on Kenwood

Mr. Gardner is requesting updates on the subdivision that is progressing on Kenwood. He is also mentioned work is being done in the middle of night and there has been lots of dust accumulation. Vice Chairman Pate added that if the construction work is being completed late at night then that should be enforceable by our local police department. Mr. Radford replied that he has reviewed the history of this subdivision. Everything he has read from the previous minutes, the subdivision has met preliminary approval. The preliminary plat seems to be in order. The construction phase will need to be inspected by the City Engineer and all city departments prior to final plat being brought to the Planning Commission. The dirt work, building roads, utilities is all part of the construction phase. Mr. Gardner was also concerned about the dip (trench) across Kenwood Avenue and the potential sewage issue this subdivision may cause. A brief discussion continued. Mr. Corey Guidry also commented during this discussion.

ADJOURNMENT

Mayor Chapman Washam made a motion to adjourn the meeting at 7:04pm. The motion was seconded by Mr. Greer. All approved. Motion carried.

Stephanie Chapman-Washam, Mayor

Tammy McKinney, CMFO