



TOWN OF BRIGHTON

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

PLANNING COMMISSION MEETING

August 23, 2022

6:00 PM

CALL TO ORDER

Vice Chairman John Pate called the meeting to order at 6:03pm.

ROLL CALL

Present

Mayor Stephanie Chapman Washam
Vice Chairman John Pate
Secretary Kinney Bridges
Aubrey Foreman
Shane Greer

Absent

Jeremy Cates

Others Attending: Will Radford, City Planner;

Guests:

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting July 26, 2022. Mayor Chapman Washam 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

Charles and Amy Kimball Minor Subdivision Plat

Background

A minor subdivision plat has been submitted on behalf of Charles and Amy Kimball to create 3 lots near 5011 and 5071 Old Memphis Road. The property can be further identified as Parcels 2.10 and 2.36 on Tipton County Tax Map 098. The property is zoned FAR in Brighton's Planning Region. The property does not appear to be located in a federally identified flood hazard area.

Analysis

The proposed lots meets the minimum lot six (1 acre) of the FAR district. Staff is unable to determine if Tract 1 meets lot width (100 feet) requirements of the FAR District. It appears to meet this requirement upon staff measurement, but needs to be verified by the surveyor.

All three tracts have the adequate road frontage for development (50 feet).

The plat is showing the necessary certificates for approval.

The existing septic systems need to be verified on Tract 1 and Tract 2. Tract 3 needs to have septic approval prior to approval.

Recommendation

Staff recommends approval of the plat provided the above mentioned issues (Septic and Lot Width) are adequately addressed.

Mr. Radford only had an electronic copy of the plat to show the Board. After a brief discussion, the Board decided to table this until they have a hard copy of the plat to review.

OLD BUSINESS

Minor Subdivision Plat Approval Procedures

Background/Analysis

Staff is presenting the following language for review by the Planning Commission to potentially be added to the Brighton Subdivision Regulations:

Whenever subdivision meets the criteria described below, the Secretary of the Brighton Municipal-Regional Planning Commission may approve a subdivided plat without the approval of the planning commission.

- a. The divided tract involves no more than two (2) lots;
- b. The planning staff of the planning commission certifies that the subdivision meets all the regulations adopted by the planning commission, and;

- c. No request for variance from the adopted regulations of the planning commission has been made.
- d. Re-subdivision involving no more than 2 (two) lots of establishing new or additional utility easements

Mr. Radford explained the above changes to the Board. After a brief discussion, the Planning Commission verbally approved to move forward this language added .

Vacant Chair

Mayor Chapman Washam accepted the resignation of Chairman Cyndi Timbs. The Planning Commission decided to wait until they have a full board before voting on the next Chairman.

ADJOURNMENT

Mayor Chapman Washam made a motion to adjourn the meeting at 6:39pm. The motion was seconded by Secretary Bridges. All approved. Motion carried.

Stephanie Chapman-Washam, Mayor

Tammy McKinney, CMFO