



TOWN OF BRIGHTON

1270 Old Hwy 51 SOUTH * POST OFFICE BOX 277 * BRIGHTON, TENNESSEE 38011

PLANNING COMMISSION MEETING

February 27, 2024

6:00 PM

CALL TO ORDER

Chairman, John Pate, called the meeting to order at 6:01 pm.

ROLL CALL

Present

Chairman, John Pate
Secretary, Kinney Bridges
Brad Fowler
Alderman Eunice Foster

Absent

Jeremy Cates
Mayor Stephanie Chapman-Washam
Vice-Chairman, Aubrey Foreman

Others Attending: City Planner, Will Radford; Town Recorder, Charity Parimore; Code Enforcer, Mark Daugherty

Guests: Jim Wyatt; 13 School St, Brighton TN; Lorraine Finley, 4078 Holly Grove Rd., Covington, TN; Laurie McClerkin, 320 E. Woodlawn Ave., Brighton, TN; Kenneth Deer, 111 Brighton Village Loop, Brighton, TN; Sonya Jones, 902 Mockingbird, Brighton, TN; Dale Eubanks, 1883 Winners Cir, Southaven, MS; Reagan Beasley, 136 Brighton Village Loop, Brighton, TN; Cody Yarbrough, 81 Bloomington Dr., Brighton, TN; Lacie Yarbrough, 81 Bloomington Dr., Brighton, TN; Sheri Yarbrough, 81 Bloomington Dr., Brighton, TN.

Chairman Pate opened the floor for any Public Comments. No Public Comments were given.

Chairman Pate Opened the Public Hearing for Readoption of the Subdivision Regulations.

Chairman Pate gave Mr. Will Radford the floor to go over the Subdivision Regulations.

Chairman Pate addressed Mr. Radford in regards to Subdivision Regulations.

Old Subdivision Regulations will be replaced with the new Subdivision Regulations.

Chairman Pate closed the Public Hearing for Readoption of the Subdivision Regulations.

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting October 24, 2023.

Kinney Bridges made a motion to approve the minutes as written. The motion was seconded by Fire Chief Brad Fowler. All approved. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Bertie Finely (39 and 85 West Woodlawn) – Rezoning Request – Will Radford addressed the issue at hand., Ms. Finley addressed the board. They are requesting that the property be rezoned from R1 to R2. The board addressed their concerns. Mr. Mark Daugherty gave his recommendations to make sure the property was in compliance. On the Property Assessors Map from 2020 the property shows as still listed as B-2. Ms. Finley said this was changed back to residential more than 2 years ago when the property was bought. She said it shows residential on her Property Taxes and her electric bill. Mr. Daugherty said that he will find the Ordinance and/or Resolution where it was changed from Commercial to Residential. Once that is confirmed, the Board will decide at the next Planning Commission meeting whether or not to move forward with the rezoning request.

Sheri Yarbrough (81 Bloomington Dr.) – Request for Recreational Vehicle for Residence – Will Radford addressed the Planning Commission. Ms. Yarbrough addressed the board. She explained why her family placed the RV in the yard and after doing research they believed as long as the RV was level with the house that it was ok. They did speak with neighbors before placing the RV on the property. The Yarbrough's were not asking for the rules to be changed but to be an exception due to their circumstances. Mr. Daugherty explained that according to the Zoning Rules you could not have but one "permanent" residence on each property. Ms. Lacie

Yarbrough explained that the utilities hooked to the RV were not permanent. Fire Chief Fowler stated that his concern was the safety issue, not knowing which RV's were being lived in.

Chairman Pate asked if in the ordinances did it allow for an exception. Mr. Radford said in his "professional" opinion it did not allow for an exception.

Chairman Pate said he did not see anyway at this time to move forward. Mr. Radford said it would have to go in front of the BZA to make an exception. Mr. Pate said he recommends that they do more research before making a decision and moving forward with the issue going in front of the BZA. Lacie Yarbrough asked if while the research is being done will they have any additional grace period.

Chairman Pate said there are 2 options – (1) the structure could not be permanent (remove any permanent infrastructure) (2) or go in front of the BZA (which there is no guarantee the BZA will make an exception). Chairman Pate recommended they look at the letter given by Code Enforcement and address the issues in the letter.

Laurie McClerkin (320 E. Woodlawn Ave.) – Short Term Rental Request – Will Radford addressed the Planning Commission, he said that this is a growing industry and more towns are looking to adopt Short Term Rental regulations. There are two types of Short Term Rentals (1) owner occupied (2) entire residence rental. Ms. McClerkin's Air BNB is in the detached garage on her property. She called in December 2022 and spoke with Code Enforcement at that time and was told it would not be a problem. She was notified by letter by Mr. Daughtery that the Zoning Ordinance says you can not have human occupation in a detached structure. Currently any transient living is prohibited in an R-1 district in the Town of Brighton. We would have to change the regulations to adjust the current R-1 zoning ordinances. The Planning Commission will review the matter further before deciding on allowing the Short Term Rental Request and coming up with the exact guidelines.

Teresa Miller, Annette Wyatt, Tina Hill – Annexation Request Old Memphis Road - Parcel 4.00 Map 098 – Will Radford addressed in regards to the request. This property is in the Urban Growth Boundary and can be annexed by Ordinance. This property would not be continuous to the town limit. MTAS said when annexing property that is non continuous to the Town limits there is required coordination with the county, such as road maintenance agreements, etc. These details will need to be worked out before the annexation. Mr. Radford will work on developing a plan with the Town of Brighton and the County Planning Office.


Resolution 02272024-2 to Re-Adopt the Brighton Municipal Subdivision Regulations

Alderman Foster made a motion to approve Resolution 02272024-2. Alderman Bridges seconded the motion. All approved. Motion carried.

ADJOURNMENT

Fire Chief Fowler made a motion to adjourn. Alderman Foster seconded the motion. All approved. Motion carried. The meeting adjourned at 7:25 pm.


Stephanie Chapman-Washam, Mayor


Charity Parimore, Town Recorder