



TOWN OF BRIGHTON

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

PLANNING COMMISSION MEETING

January 25, 2021

7:00 PM

CALL TO ORDER

Stephanie Chapman-Washam at 7:05pm.

ROLL CALL

Present

Mayor Stephanie Chapman-Washam
Kinney Bridges
Aubrey Foreman
Shane Greer (via phone)
John Pate
Cyndi Timbs

Absent

Bob Bailey

Others Attending: Rick Stieg, City Planner;

Guests: Wesley Wooldridge, 9700 Village Circle, Lakeland, TN; Ashley Havens, 171 Batesville Dr, Batesville, MS; Chris Lott, 214 Batesville Dr, Batesville, MS; Jason McDonough, 810 Washington Ave, Memphis, TN; Donald and Tina Fowler

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting November 23, 2020. Mr. Pate made a motion to approve the minutes as written. The motion was seconded by Mrs. Timbs. All approved. Motion passed.

Mayor Chapman-Washam gave Rick Stieg the floor.

OLD BUSINESS

None

NEW BUSINESS

1. Site Plan Review of a Convenience Store at 34 Kenwood (corner of Hwy 51) (Ron Colin, Renaissance Group)

This is a proposal for the construction of a convenience store/gas station and additional 3,000 sq.ft. of commercial lease space at the intersection of Kenwood and Hwy 51. There is a portable building business located there now. The property is zoned B-2 Business and permits the new construction.

There will be two driveway entrances off of Kenwood, since Hwy 51 is restricted. The plan shows that the building will connect to the existing water and sewer on Kenwood Ave.

A landscaping plan was submitted detailing the standard street tree plantings and additional landscaping around the perimeter of the site. The plans also show a building elevation and materials schedule for the site.

I advised the project engineer to contact Ken King for any additional comments he may have.

The site plan is recommended for approval as submitted,

Mr. Stieg had a copy of Ken King's comments available for the Planning Commission. There is a TDOT project which will add left turning lanes at this intersection which will impact this site.

Wesley Wooldridge with Renaissance Group was present for the applicant. He has no issues with Ken King's comments.

Ashley Havens representative for Beth Holding, LLC was present. Beth Holding, LLC wanted the Planning Commission to know that the store will include a Baskin Robbins and they will sell BBQ and soul food. They have several other locations in North Mississippi and outside of Memphis.

Mrs. Timbs made a motion to accept the plans with the exceptions provided by Ken King. Mr. Foreman seconded the motion. All approved. Motion carried.

2. Added Discussion - Jason McDonough, Portersville Road

He would like to build a house on his new acquired property. It is an odd shaped piece of property. He doesn't have a floor plan for his 1,000 sq. ft. home but he wanted to get setback variances approved. The property is zoned R-1. They haven't received an official land survey.

He stated that he and his wife have been chosen for the DIY Network Show Building Off the Grid. They will be filming his build for this tv show. After much discussion, the Planning Commission advised him to go before the Brighton Zoning Appeals for any variances to be approved. They also advised him to have a house plan and a building location set so he will know exactly what variances to request. They also told him if he can position the house within the R-1 zoning he would not need to go before the Brighton Zoning Appeals.

3. Added Discussion - Donald and Tina Fowler, Old Hwy 51

They recently purchased property on Old Hwy 51. They would like to build a commercial building to house their business and maybe a couple of retail rental spaces. However, the zoning setbacks will only allow for a 50' x 60' building. He would like to construct a 50' x 100' building by turning it horizontal of Old Hwy 51. After much discussion, the Planning Commission advised him to bring his plan to the Brighton Zoning Appeals for variance approval.

ADJOURNMENT

Mr. Pate made a motion to adjourn the meeting at 7:57pm. The motion was seconded by Mrs. Timbs. All approved. Motion carried.

Stephanie Chapman-Washam, Mayor

Tammy McKinney, Recorder