

## PLANNING COMMISSION MEETING

January 28, 2019

7:00 PM

### CALL TO ORDER

The meeting was called to order by Mayor Crocker at 7:00pm.

### ROLL CALL

#### Present

Mayor Sarah Crocker  
Bob Bailey  
Kinney Bridges  
John Pate  
Cyndi Timbs

#### Absent

Gail Good

**Others Attending:** Rick Stieg, City Planner;

**Guests:** Shane Greer, 68 Woodshire Lane, Brighton, TN; Jack Baker, 1464 Brighton Clopton, Brighton, TN; James Ward, George Smith, 131 W Woodlawn Ave, Brighton; Raymond Pittman, Pittman Surveying, Jeff Huffman, Tipton County Mayor

### APPROVAL OF MINUTES

**Minutes Approval: Regular Meeting May 23, 2018.** Ms. Timbs made a motion to approve the minutes as written. The motion was seconded by Mr. Pate. All approved. Motion passed.

### NEW BUSINESS

**1. James Ward Subdivision, Huffman Dr., (Raymond Pittman)**

This is a proposal to create a single building lot from a larger property fronting on Huffman Dr., south of Mathis Ave. The lot being created is .89 acres with a 111 ft. frontage. The builder will need to contact the city for a water and sewer connection.

The subdivision is recommended for approval as submitted.

**Cyndi Timbs made a motion to approve. John Pate seconded the motion. All approved. Motion carried.**

**2. Oliver Acres Subdivision (John Hill Dr., (Oliver Investments))**

This is a master plan submittal proposing to create 42 single family lots of at least 1 acre each fronting on John Hill Dr., South of Mae Sigma and North of Fayne Rd. in the Brighton Planning Region. The lots will have septic service and City water. There are several comments and conditions noted on the following staff report by Ken King, Brighton Engineer.

The Master Plan is recommended for approval, with the comments and conditions included from

Ken King and Shannon Reed, Tipton County Engineer.

Mr. Stieg was notified by Oliver Investments that they were withdrawing this item from the agenda because the Tipton County Commission was going to make them do too many improvements to the road, culverts under the driveways etc. He doesn't want to do that at this time. He is withdrawing the 42 lots and instead will be parceling it into 5 acres lots and not have to deal with the Planning Commission.

Mr. Stieg introduced Ms. Angela Kendall. She contacted TDEC about the developer removing the trees, disturbing the creek and moving the dirt without a permit. She said that TDEC was going to visit the site.

3. Mr. Jeff Huffman was given the floor. He wanted to speak with the Planning Commission about the Hwy 51 Corridor in Brighton. Highway 51 has limited access when you enter the Brighton area. The political background on that situation is as follows: In the 50's and 60's, Mr. Jimmy Peeler was the State political boss. Mr. John Chisolm was the Mayor at that time. The highway was coming through Mr. Chisolm's property. Mr. Chisolm along with the other property owners down Hwy 51 were given more money to keep that limited access. Now, it's 50 years later and it's still limited access. Limited access is designed to limit all the traffic flow in that area. However, it has approximately 30,000 vehicles daily and Brighton doesn't get to benefit from a commercial position. Brighton is missing out on the potential sales tax revenue. He has met with TDOT. He believes that TDOT is finally willing to take a look at making a change to the limited access. TDOT is saying that Brighton needs to do is develop a Strategic Transportation Plan for the 51 Corridor. The Tipton County Planning Commission will help Brighton with developing a plan. It could be a long process especially if you apply for grants. There is a Corridor Planning Grant that will be available in about 4 months. It's about \$65,000.00 with a 10% match which could pay for your professional fees. Ms. Timbs asked what they needed to do. Mr. Huffman suggested having a meeting at the EMA Building with the Brighton Board of Mayor and Aldermen, Brighton Planning Commission, Tipton County Government, Tipton County GIS, TDOT etc. TDOT wants to make sure that all parties involved are in agreement.

### **ADJOURNMENT**

Mr. Bridges made a motion to adjourn the meeting at 7:25pm. The motion was seconded by Mr. Pate. All approved. Motion carried.

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**Sarah Crocker, Mayor**

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**Tammy McKinney, Recorder**