

PLANNING COMMISSION MEETING

July 22, 2019

7:00 PM

CALL TO ORDER

The meeting was called to order by Planning Commission President Cyndi Timbs at 7:00pm.

ROLL CALL

Present

Bob Bailey
Kinney Bridges
John Pate
Cyndi Timbs

Absent

Mayor Sarah Crocker

Others Attending: Rick Stieg, City Planner; Tammy McKinney, Town Recorder

Guests: Ronnie Oliver, 2680 Terry Lane S, Covington, TN; Paul Stout, 71 Cates, Halls, TN; Raymond Pittman, 125 Plum Tree, Munford, TN

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting June 24, 2019. Ms. Timbs mentioned a correction that needs to be made. Under the 1st paragraph of the New Business, it states "\$12,000 sq. ft. for each lot". It needs to say "12,000 sq. ft. for each lot". Mr. Pate made a motion to approve the minutes as corrected. The motion was seconded by Mr. Bridges. All approved. Motion passed.

OLD BUSINESS

1. Oak Avenue Subdivision Master Plan (Paul Stout)

This is a single property of 6.14 acres being subdivided into 17 lots. The property is located on the North side of Kenwood & East of Miss Helen Circle. The property is zoned R-1 single family residential, which sets a minimum of 12,000 sq. ft. for each lot. The original plan submitted in June was extensively modified to meet the zoning and subdivision requirements. There is still a question of onsite stormwater detention, which was a condition recommended by Ken King, Engineer. No detention set-aside area was proposed with the revised plan.

This condition will need to be addressed in the Construction Plan submittal for the subdivision. The revised Master Plan is recommended for approval, with one condition:

Address the stormwater detention issue.

Later, Ken King will draw up a subdivision contract which will go before the Board of Mayor and Aldermen. The developer will post a bond which will cover the cost of the public improvements.

Mr. Pate asked since the lot is pretty much downhill how does that apply with the retention? Mr. Stieg replied that currently there's a certain amount of water that comes off that property. When they develop the property, they can't increase the flow or the amount of water coming off that property. They will have to maintain that same predevelopment flow, They will have to use one of those lots (probably a corner lot) and add a detention basin. The Town does not need to take over that lot. Mr. Pate said that should then make it 16 building lots. Mr. Stieg said there are other alternatives too but the Engineers (their engineer & Ken King) will need to get together to work out those details. Ken King is not prepared to sign off on the subdivision unless it has detention.

Mr. Stieg said the property owners could go ahead and clear it. They will need to get silt fencing to keep the sediments from washing off the property.

Mr. Pate asked if behind Lots 8, 9 & 10 is it uphill or does it level off? Mr. Stout says it is uphill. Mr. Pate continued by saying that potentially you have water coming in to the subdivision.

Ms. Timbs made a motion to approve the plans with the notes that the storm water detention issue has to be addressed and approved in the construction plans. Mr. Bridges seconded the motion. All approved. Motion passed.

2. Oliver Acres II Minor Subdivision, John Hill Dr. (Ronnie Oliver)

This was tabled from last meeting. There have been a stream of emails between the Mayor and Ken King. Mr. King stated that his reason for requiring a master water meter is that he didn't want to see PGUD (Poplar Grove Utility District) take over an area that would in the long run be Brighton's service area. Based on David Braden's email, PGUD is willing to serve the development until the Town decides to take over water service in the future. Mr. King said an agreement can be written stating the above principles which he assumes will resolve the problem. Mr. Pate asked where the master meter would be located. Mr. Braden answered that PGUD is willing to service the area now until the Town is able to connect to the end of the main and then they would give it to the Town. Mr. Pate wanted to clarify what he was saying. He continued that the Town would run a 6" or 8" water line from Main Street down John Hill Road into that area. Would the PGUD feed line be valved off? Mr. Braden agreed. Mr. Pate asked if that could ultimately be a second source of water for the Town. Mr. Braden agreed. At that point, there would be a meter on it. Would that be combined cost for PGUD and the Town? Mr. Braden said typically it is a cost for the customer. However, it can be something negotiated now or at the time the Town takes over. Mr. Stieg recommended that Mr. Braden draw up a contract for the Town Administration to review and the Board of Mayor and Aldermen to sign. Mr. Stieg suggested getting with Tipton County Public Works Director, Shannon Reed, to see what he require for improvements for the development. Ms. Timbs asked what is the responsibility of the Planning Commission from this point forward since the utilities are being approved by the Board of Mayor and Aldermen? Mr. Stieg replied that if there are no improvements to the John Hill, then it won't come back before the Planning Commission. Mr. Oliver said the development is under covenants.

Mr. Timbs requested for it to be tabled until (1) the Board of Mayor and Aldermen approves the utility contract and (2) a letter from Tipton County Public Works saying no improvements are necessary and /or construction plans with the necessary improvements. **Ms. Timbs made a motion that this is tabled until next month when we review the utility contract that is presented to them by the Board of Mayor and Aldermen and any construction improvements required by Tipton County Public Works. Mr. Pate seconded the motion. All approved. Motion passed.**

NEW BUSINESS

1. Don Scott Lucy Kelly one lot subdivision (Raymond Pittman)

This is a one-lot subdivision located at the end of a 50 ft. ingress-egress easement off of Lucy Kelly Road south of Mae Sigma Road. The property is largely under a 150 ft. wide TVA easement, which raises some concern with the staff. The applicant when questioned on this subject stated that the actual building area on the lot was in the northwest corner of the property and not directly under the easement.

The plan is recommended for approval with one condition:

Contact Brighton for water meter.

Mr. Pittman, Pittman Surveying, said there is an existing driveway to an old home site that will probably be used for this new construction.

Ms. Timbs made a motion to accept the Don Scott plat. Mr. Pate seconded the motion. All approved. Motion passed.

ADJOURNMENT

Mr. Pate made a motion to adjourn the meeting at 7:34pm. The motion was seconded by Mr. Bridges. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder