

TOWN OF BRIGHTON

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

PLANNING COMMISSION MEETING

October 26, 2021

6:00 PM

CALL TO ORDER

Chairman Timbs called the meeting to order at 6:03pm.

ROLL CALL

Present

Mayor Stephanie Chapman-Washam
Chairman, Cyndi Timbs
Vice Chairman, John Pate
Secretary, Kinney Bridges
Aubrey Foreman
Shane Greer

Absent

Others Attending: Will Radford, City Planner; Corey Gatlin, Code Enforcer

Guests: Jeremy Cates, Kristin Gardiner, Kamillah Kelley, MAAG; Mary Connelly, WSP; Ashley Owen, TDOT; Antoine Hawkins, TDOT; Thiera Taylor, TDOT; Melissa Sartain, Town of Brighton Vice Mayor

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting September 28, 2021. Vice Chairman Pate made a motion to approve the minutes as written. The motion was seconded by Secretary Bridges. All approved. Motion passed.

NEW BUSINESS

Mrs. Mary Connelly, with WSP, was given the floor.

US HWY 51/SR 3 Corridor Study

Mrs. Connelly gave a presentation based on a study completed about a year ago. The study will provide guidance and recommendation targeted toward key objectives: Economic and Community Development Opportunities, Strategies to Improve Safety and Strategies to Improve Mobility and Access. Existing Conditions consist of (1) Zone/Land Use, (2) Current Destinations, (3) Mobility and Accessibility, (4) Traffic, (5) Safety Analysis and (6) Walkability and Multimodal Access. There were five recommendations based on the results of the study.

Recommendation #1 - Additional Access Point in Compliance with State Requirements – The objectives are to support economic and community development opportunities and improve mobility and accessibility.

Mr. Greer asked if Ms. Connelly if she would clarify the 330 feet between existing access points that she mentioned in her presentation. Ms. Connelly stated the Highway System Access Manual dictates spacing that would be required between access points based on the type of roadway that we are looking at. It is measured from the center line of each of those access points. She explained the 330 feet in her demonstration. Vice Chairman Pate and Mr. Greer both questioned the study being based on our current speed limit. Vice Chairman Pate asked if an evaluation was completed using a reduced speed. She answered “no”. She reiterated that this is just to identify where you could put something at the planning level. Additional engineering and design would need to be completed.

Mayor Chapman-Washam wanted a clarification. This is just a recommendation to TDOT and TDOT approves it or not, correct? Ms. Connelly said that this plan gives you a conversation point for TDOT. We know this is in compliance of the Highway System Access Manual; how do we go about making it happen? Mr. Hawkins with TDOT added that this doesn’t guarantee anything but it is good to have a plan in place.

Recommendation #2 - Connector Road Opportunity – The objectives are to support economic and community development opportunities and improve mobility and accessibility.

Chairman Timbs wanted to know if these recommendations took into consideration the Town’s restricted access. Mr. Hawkins said this is just a starting point.

Recommendation #3 – Road Safety Audit (RSA) and Implementation of Spot Safety Improvements at Key Location – The objective is to identify strategies to improve safety along US 51 /SR 3.

Vice Chairman Pate said a couple of years ago the Town was told of “some plans” on the south junction. So far, they have seen zero movement on that. He’s not sure if they still exist, never approved or turned down? Mr. Hawkins with TDOT said he could follow up on that.

Recommendation #4 – Fill in Sidewalk Gaps along Kenwood Ave – The objective is to improve mobility and access along US 51 / SR 3.

Recommendation #5 – School Zone Enhancements - The objective is to improve mobility and access along US 51 / SR 3.

Vice Chairman Pate asked if sidewalks are added to allow access to the schools. Would the kids be expected to walk to school and buses not be provided? The Mayor didn't think school bus service would be suspended to those areas. There was an extended discussion about sidewalks.

Vice Chairman Pate asked if this analysis had anything to do with removing the fence along Highway 51. Ms. Connelly replied that the analysis had to do with identifying additional access points that would be in compliance with TDOT's highway safety.

Mr. Greer expressed concerns about not taking the fence down prior to getting a cut. There was an extended discussion about the fence removal. Mr. Hawkins with TDOT asked if there is evidence where businesses did not locate in Brighton due to the limited access. Mayor Chapman-Washam mentioned that she may can get a list from a realtor that has been trying to get businesses to come to Brighton. It was also mentioned that there were several businesses that didn't make it based on the limited access.

Ms. Connelly said the next step should be to recommend this plan. The Planning Commission would like to see the sidewalk added on Old Hwy 51 to go from Woodlawn and extend to Portersville Rd (Post Office). It was also mentioned that the sidewalks be on the school side of the road rather than across the street. Ms. Connelly asked if there was an opportunity to adopt based on the modifications. The Planning Commission will recommend this study to the Board of Mayor of Aldermen to use a reference. The City Planner agreed that it should go before the Board of Mayor and Aldermen especially if there will financial commitments or budgetary obligations.

Secretary Bridges made a motion to recommend adoption by the Board of Mayor and Aldermen. Mr. Foreman seconded the motion. All approved. Motion carried.

OLD BUSINESS

Flood Ordinance

Mr. Radford presented the newly revised flood ordinance. A couple of things he wanted to mention:

- (1) **Article III, Section B – Basis for Establishing the Areas of Special Flood Hazard** - this is information based on the previous flood ordinance. He was thinking since 2006 some property may have been annexed into the city limits. He is going to verify that. If so, he may have an amendment in this area before it goes to the Board of Mayor and Aldermen.
- (2) **Article IV, Section A – Designator of Ordinance Administrator** – the old ordinance refers to the Building Inspector being appointed the Administrator. It doesn't have to say Building Inspector. But if that's the long term goal, then he would probably just keep it the same.

Mr. Radford said this is an ordinance that should be presented to the Board of Mayor and Aldermen. It requires a 15 day hearing notice prior to the final reading. **Vice Chairman Pate made a motion to accept this 2009 NFIP Model Flood Ordinance to the Board of Mayor and Aldermen. Secretary Bridges seconded the motion. All approved. Motion carried.**

ADJOURNMENT

Vice Chairman Pate made a motion to adjourn the meeting at 7:10pm. The motion was seconded by Secretary Bridges. All approved. Motion carried.

Stephanie Chapman-Washam, Mayor

Tammy McKinney, CMFO