



TOWN OF BRIGHTON

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

PLANNING COMMISSION MEETING

November 23, 2020

7:00 PM

***Due to COVID-19 issues, this meeting was held at Brighton Baptist Church, 132 E. Woodlawn Ave, Brighton, TN.**

CALL TO ORDER

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

ROLL CALL

Present

Mayor Crocker
Shane Greer
John Pate
Cyndi Timbs

Absent

Bob Bailey
Kinney Bridges
Aubrey Foreman

Others Attending: Rick Stieg, City Planner;

Guests: Ann Blackmon, 164 Shady Lane, Brighton, TN; Paul Erwin, Erwin Surveys, Raymond Pittman, Pittman Surveys, Richard Moore, 2491 Nelson Rd, Brighton, TN

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting October 26, 2020. Mr. Pate made a motion to approve the minutes as written. The motion was seconded by Mr. Greer. All approved. Motion passed.

Mayor Crocker gave Rick Stieg the floor.

OLD BUSINESS

1. Resubdivision of Lot 1 Blackmon-Shady Lane, 1281 E Kenwood Ave (Raymond Pittman)

This is a resubdivision of an existing subdivision lot at the Southeast corner of Kenwood and Shady Lane. There is an existing residence on the property. The remaining parcel is 8.66 acres in size. There are existing utilities on the property. The resubdivision is recommended for approval as submitted.

Mr. Pate made a motion we approve it. Ms. Timbs seconded the motion. All approved. Motion passed.

Ms. Timbs, Brighton Planning Commission President, will be signing the plat since the Brighton Planning Commission Secretary, Tammy McKinney, is absent.

2. Oliver Acres, John Hill Road

Ms. Timbs wanted to let the Planning Commission know that the Board of Mayor and Aldermen has retained an attorney for Oliver Acres.

NEW BUSINESS

1. Rezoning Request of 39 & 85 Woodlawn Ave

The property owner is requesting these properties to be rezoned from a B-2 to an R-1. There are a couple of houses on it now. There is a clause in the property that says if they maintain the same two structures they can remain under that Commercial Zoning. If they tear them down, they can't build back residential because they are zoned commercial. The staff has no problem with the rezoning. Mr. Stieg just hates to see the Town give up commercial zoning on the highway.

The Mayor asked the current owner, Dr. Hughey, what the buyer is planning to do with the property. The buyers are wanting to do some internal reconstruction. Right now, the interior is set up as a clinic. They will need to convert it back to a multiple bedroom home. It's the buyer's intention to live in the home.

Mr. Pate made a motion that we approve this to move to the Board of Mayor and Aldermen for approval to convert rezoning from a B-2 to R-1 and to set a date for a Public Hearing. Ms. Timbs seconded the motion. All approved. Motion carried.

There was a discussion about when the rezoning could be completed. Dr. Hughey will be closing on this property on December 21, 2020. It will be difficult for the Town to get this done in such a timely manner. Ms. Timbs offered to write a letter to the mortgage company informing them of the situation.

2. Moore Estate, Woodlawn Road

Mr. Erwin, Erwin Surveys, was given the floor. The Moore Estate is requesting to cut out a couple of lots for family members. He provided a copy of the plat for the Planning Commission to review.

Mr. Stieg stated they have a larger property and they are carving two lots out of it. The first one fronts on Woodlawn and the second one is behind it but there's a 50 ft. access/egress permanent easement to be recorded with the plat. This will provide access to lot #2. The Town of Brighton will be providing the water and there needs to be a separate water meter for each lot. There will be no sewer provided to this property. The staff has no problem recommending it for approval as a two lot residential subdivision with no conditions.

Mr. Pate made a motion to approve. Mr. Greer seconded the motion. All approved. Motion carried.

Once Mr. Erwin gets all signatures on the plat, he will get with either Ms. Timbs, Brighton Planning Commission President, or Ms. McKinney, Brighton Planning Commission Secretary, to sign on behalf of the Town of Brighton.

ADJOURNMENT

Ms. Timbs made a motion to adjourn the meeting at 7:17pm. The motion was seconded by Mr. Pate. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder