



TOWN OF BRIGHTON

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

PLANNING COMMISSION MEETING

November 25, 2019

7:00 PM

CALL TO ORDER

The meeting was called to order by Mayor Crocker at 7:04pm.

ROLL CALL

Present

Mayor Sarah Crocker
Kinney Bridges
Aubrey Foreman
John Pate
Cyndi Timbs

Absent

Sarita Alston
Bob Bailey

Others Attending: Rick Stieg, City Planner;

Guests: David Grape, 342 Miss Helen Circle, Brighton, TN; Ronnie Oliver, P.O. Box 25, Tipton, TN; Raymond Pittman, P.O. Box 1218, Munford, TN

APPROVAL OF MINUTES

Minutes Approval: Regular Meeting August 26, 2019. Mr. Pate made a motion to approve the minutes as written. The motion was seconded by Ms. Timbs. All approved. Motion passed.

NEW BUSINESS

1. Jeff Goodson Minor Subdivision 76 W. Oaklawn (Ray Pittman)

Mr. Goodson is proposing to add acreage from his mother's existing lot while retaining a portion of hers. There are existing residences on both properties and no new building lots are proposed. There are existing utilities to both properties. The minor subdivision is recommended for approval as submitted.

Ms. Timbs made a motion that the plat is accepted as presented. Mr. Bridges seconded the motion. All approved. Motion passed.

2. Oliver Acres Subdivision Lot 11 Resubdivision (Ronnie Oliver)

This is another single property being subdivided into 4 1-acre+ lots. The property fronts on the west side of John Hill Road.

The Final Plan is recommended for approval, with the following conditions:

1. Submit construction plans for the improvements to John Hill Rd, (unless waived by Tipton County Engineer) and show utility easements if connections to a public utility are proposed. Mr. Stieg stated that Mr. Oliver needs to provide a letter from the Tipton County Engineer waiving the improvements. If he waives them, then the Town will not need to take any other action. Mr. Stieg continued "if not, it has to go to the County Engineer for him to get construction plat approval. That won't come through here".
2. Indicate how site runoff is to be handled.

Ms. Timbs. Asked Mr. Oliver if had spoken to Shannon Reed, Tipton County Engineer. He stated that he has tried calling him but he won't return his call. Mr. Oliver said he has done minor plats through this whole county. He's never had an issue of doing any of this before. However, whatever it requires to get it done he's going to get it done. He's talked to Ken King, Town Engineer. Mr. King drew up the engineering plans for the water. Mr. King has never mentioned anything about improvements. On all the minor plats he's ever done, he's never had to make improvements to the existing road. He continued "A major plat yes".

Mr. Stieg said it doesn't affect the approval tonight. You can still approve it. He will just have that condition still pending. Mr. Stieg continued "it won't affect the plat". Mr. Oliver stated that if you approve it "subject to", I will be sitting in Shannon's office in the morning.

Ms. Timbs asked Mr. Stieg about the site runoff. Does he need to report that to someone? Who does Mr. Oliver need to follow with concerning that? Mr. Stieg said he would need to talk to Ken King. He's probably talking about ditches or the size of the pipes going underneath the drive. Mr. Oliver said he thought the size of the pipe was on the plat. Mr. Foreman said it stated 15" culvert with a 20' length. Ms. Timbs stated that should take care of #2 above since it's handled on the plat.

Mr. Pate asked for an update on the water situation. Mr. Oliver replied. The pipes are there. Mr. Braden has signed off on the plat and Mr. Oliver has paid Poplar Grove Utility \$50,000.00. Ms. Timbs verified that all that was handled through the Board of Mayor and Aldermen. Mr. Oliver

offered to let the Planning Commission see the engineering plat. Mr. Pate would like to view them after the meeting.

Ms. Timbs made a motion that we accept it with the condition that there's a letter from Tipton County telling us that you have to do something or don't have to do something. Mr. Pate seconded the motion. All approved. Motion carried.

Ms. McKinney, Town Recorder, wanted to verify when she should sign the plat. Once Mr. Oliver can provide a letter from the County to the Town, then the plat can be signed.

3. Resignation

Mayor Crocker read a letter of resignation submitted by Sarita Alston. Ms. McKinney stated that the office staff has searched and can't find the original Planning Commission By-Laws. The plan is to pass new By-Laws through the Board of Mayor and Aldermen. When the new By-Laws are passed, that will advise the Planning Commission how to replace Ms. Alston.

4. Officers

Mr. Stieg requested to add an item. He would like to elect the officers for the 2020 Planning Commission. The current Chairman is Cyndi Timbs and the current secretary is Tammy McKinney.

Mr. Bridges made a motion to keep it the same. Mr. Foreman seconded the motion. All approved. Motion carried.

5. David Grape

Mayor Crocker gave David Grape the floor. Mr. Grape expressed concerns about the development on Kenwood Ave known as Oak Avenue. He questioned if the developer contacted the State Forestry before they burned the property. He verified they did obtain a permit but they burned for 3 weeks and a permit is only good for 3 days. He is upset because the Brighton Fire Department didn't ask the developer to renew the permit. Mr. Grape also wanted to know if anyone contacted TDEC prior to clearing the land. He showed pictures taken the day before of mud draining into clear water in the ditch. He said this could cause fines to be paid. Mr. Stieg said they should have a drainage control plan when the construction plans are submitted. They have yet to submit those plans. Ms. Timbs read from previous minutes where it stated that Mr. Stieg said that the property owners could go ahead and clear the land. They will need to get silt fencing to keep the sediments from washing off the property. Mr. Grape said the silt fencing is not located exactly where it needs to be in order to do the job. Mr. Grape said his contact for TDEC is Don Rautine. His number is (901)-371-3027.

Mr. Grape has been trying to contact the developer using the phone numbers provided on the sign in front of the property. They will not return his call. He would like to speak with them concerning several issues. One would be reimbursing him for the ashes that covered his camper after having it paid to be washed for season. Ms. Timbs stated that matters of that nature would be a civil matter.

Mr. Bridges asked if a clearing permit should be added to our subdivision checklist. Mr. Stieg said “normally the clearing plan is part of the grading/drainage plan that is submitted with subdivision constructions plans. And they wait until then to clear the lot so they can put...that’s when the silt fences come in and hay bales and all that stuff”.

Mayor Crocker said she forwarded Mr. Grape’s information to someone. He should be in contact with him soon, if he doesn’t Mr. Grape should let her know.

ADJOURNMENT

Mr. Pate made a motion to adjourn the meeting at 7:37pm. The motion was seconded by Mr. Bridges. All approved. Motion carried.

Sarah Crocker, Mayor

Tammy McKinney, Recorder