

Minutes

Jefferson City Regional Planning Commission

May 19th, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chairman

Jeff Chitwood, Secretary

Kevin Bunch

Kyle Cutshaw

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Shiela Purkey, Councilwoman

Ailene Combs, Councilwoman

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Mindy Williams

Deb Young

Eugene Coleman, Engineer

Chairman Gatlin called the meeting to order at 5:30 P.M. Mr. Chitwood note that on the April 28th previous minutes, Spencer Gatlin was absent, but the minutes stated Chairman Gatlin called the meeting to order. This was incorrect. Mr. Gatlin was absent and Acting Chairman Cain

called the meeting to order. Motion by Mr. Cutshaw, second by Mr. Newman to approve April 28th, 2025, Planning Commission minutes as amended. Approved unanimously.

Citizens Comments

None.

Old Business

Food City/ TDOT – Review/ Approve Proposed Entrance for New Food City Location – Located off Broadway Blvd. and Highway 92

Mr. Houston informed the members of the Commission that a meeting between himself, Porter Massengill (director of public works), Nick Bernard (TDOT), and the food city representatives had taken place tentatively on May 1st. During this meeting the alternative designs and concerns were discussed along with the suggestions offered by the Commission. The primary concerns being, use of the First Bank Parking lot as a drive through to go west on Broadway Blvd., as well as hindering access to commercial property on the north side of Broadway Blvd. Mr. Bernard with TDOT presented some issues with the suggestions and provided some renderings of why they would not be ideal. The acceleration/ deceleration lanes suggested, due to the length requirements of the acceleration lane would encroach into the existing median cut allowing access to the First Bank Parking lot. The center asphalt median lane suggestion would not be ideal because the existing median is too wide and would allow for three vehicles to stack side by side creating confusion and safety concerns, leaving the original TDOT design as the primary option for allowing the entrance to be used as ingress/ egress for the new Food City. The Food City representatives stated there was a cross-access agreement between all three parcels. Mr. Chitwood asked about the cross-access agreement and what it allowed. Chairman Gatlin asked Mr. Coleman if he had a copy of the cross-access agreement which he did not. After considerable discussion about the primary concerns and not knowing what the cross-access agreement allows. A motion to approve contingent on ensuring both other parties (Mossy Creek Mining, First Bank) have been educated on the plan and are willing to accept the proposed median alteration was made by Mr. Chitwood, seconded by Mr. Bunch. The item was approved with contingencies unanimously.

New Business

Trenton and Lauren White – Plat Review/ Approval – 2 Lot Subdivide located off Stevens Rd.

After a brief discussion the Plat was found to meet all the requirements for subdivide. The Plat was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Other Items for Discussion

Adjourn

Having no further business, the meeting was adjourned at 6:12 P.M.