

Minutes

Jefferson City Regional Planning Commission

November 24th, 2025

5:30 P.M.

Members' Present

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Spencer Gatlin, Chairman

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, The Standard Banner

Linda Davis, Lakewood Resident

Steve Lamb

Tanner Drinnen

Scott Cantrell

Frank Leonard

David Harbin

Mr. and Mrs. Roberts

Minutes

Chairman Gatlin called the meeting to order at 5:30 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve October 27th, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

Tanner Drinnen - Final Plat Approval - Located off Black Oak Rd.

After a brief discussion the Final Plat was found to meet all requirements of the Jefferson City Subdivision Regulations and was approved Unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Frank Leonard - Preliminary Plan Approval for 58 Lot Subdivision - Located off Crooke Rd.

The primary discussion was the addition of the requested sidewalk on Crooke Rd., the additional green space and the dimensions of the T-type driveways on Crooke Rd. All the requested alterations to the plans have been added and the T-type turnaround does meet the general requirements for usable residential T-style driveways. The preliminary plans were approved unanimously on a motion by Mr. Bunch and a second by Mr. Chitwood.

New Business

Scott Cantrell – 3 Lot Subdivide – Located off Lakewood Dr.

After a brief discussion and the addition of the permanent joint access easement between lot 1 and Tract A, the Plat was found to meet the requirements of the Subdivision Regulations and was approved unanimously, on a motion by Mr. Newman and a second by Mr. Bunch.

Anthony Johnston - 2 Lot Subdivide - Located off Rocktown Rd.

Due to lack of Representation this item was suspended until a representative could be present.

Eddie Roberts - Rezoning recommendation for Jefferson County and 2 Lot Subdivide - Located in Growth Boundary off Highway 92

After a brief discussion the location of the requested rezoning was found to be consistent with the needs of the surrounding areas and should not negatively impact the surrounding properties. A recommendation to Jefferson County to approve a rezoning from A-1 to C-2 was granted. The Plat was also found to meet the requirements for subdivision and Mr. Houston was granted the Authority to Sign. The recommendation to approve the rezoning and the plat approval were granted unanimously on a motion by Mr. Chitwood and a second by Mr. Newman.

Jefferson County - County Resolution to Reflect and Clarify the Jurisdiction, Powers, and Authority of the Jefferson County Board of Zoning Appeals and the Powers and Duties of Zoning Official

The primary discussion focused on the lack of information as to what powers the current Jefferson County Zoning Resolution grants the Board of Zoning Appeals and the Zoning Official, and how this Resolution Clarifies and alters the current Resolution. A master list of the changes giving more detail and a comparison of the proposed changes was requested. Due to lack of information this item was suspended unanimously until more detailed information can be provided on a motion by Mr. Bunch and a second by Mr. Newman.

Other Items for Discussion

Adjourn

Having no further business, the meeting was adjourned at 5:57 P.M.