

## Minutes

### Jefferson City Regional Planning Commission

March 24<sup>th</sup>, 2025

5:30 P.M.

#### Members' Present

Spencer Gatlin, Chairman

Mayor Cain

Vice Mayor Bunch

Jeff Chitwood, Secretary

Scott McMinn

Kyle Cutshaw

#### Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

Libby Moser

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Eugene Coleman

Ryan Peirce

Glen Lichlyter

Stephanie Rustin, County Zoning

Chairman Gatlin called the meeting to order at 5:32 P.M. Motion by Mr. Chitwood, second by Mr. Cain to approve February 24<sup>th</sup>, 2025, Planning Commission minutes (unanimous).

### Citizens Comments

None.

### Old Business

#### **Jeff Houston – Review/ Approval for TDOT Recommended ingress/ egress for the New Food City – Located Off Broadway Blvd. and N. Highway 92**

Initial Discussion centered around the entrance, possibly hampering development on the North side of E. Broadway Blvd. and the potential for people to exit through the Banks parking lot to be able to make a left turn onto Broadway Blvd. Mr. Cutshaw asked what impact this would have on Mossy Creek Mining Operations Access. Ms. Moser delivered a statement that they are not happy with it, and it would require them to make a primary ingress/ egress off Flat Gap Rd. and they are already having issues with people cutting through their Flat Gap Rd. thoroughfare to avoid the traffic at 84 Lumber which will also require them to gate their entrance. Mr. Cain questioned the option previously mentioned, having a Traffic Light installed at the median cut across from the Bank at Sizer Ave. and that being the entrance to Food City. Mr. Coleman stated that the light was always a phase two plan, and that Food City does not currently have the access rights needed from the Bank to proceed with that. The discussion then went back to the hampering of existing businesses and future developments. Mr. Amonoo-Larsen spoke of a similar situation in Loudon where the neighboring interests and the City worked with TDOT engineering to best meet every affected Parties needs. With all the concerns mentioned, a motion to deny the proposed ingress/egress was made by Mr. Chitwood and a Second by Mr. Cain. The Item was Denied Unanimously.

#### **Justin Cameron – Site Plan Review/ Approval for Shed Sales Location – Located in the B-3 District off Highway 11-E**

This item was suspended from a previous meeting due to concerns over a TDOT approved ingress/ egress. Mr. Cameron did receive a concept approval from TDOT with the requirement that the entrance must be located at a minimum of one hundred feet away from the median opening. It was pointed out that the original plans do not show the entrance as required but will be installed per TDOT's requirement. Mr. Cain asked how the entrance will be designed with it entering a gravel parking lot. Mr. Houston stated that TDOT has requirements to how an entrance/ exit is designed and believed it to be a minimum of Thirty feet of distance of asphalt or concrete away from the highway to the gravel parking lot. Contingent upon the approval of a special exception during the Board of Zoning Appeals meeting, the item was approved unanimously, on a motion by Mr. McMinn and a second by Mr. Bunch.

**Glen Lichlyter – Site Plan Review/ Approval for a Construction Office/ Shop – Located off Highway 11-E.**

The discussion centered around the updated set of plans with the correct parking space sizing from 8' x 18' to the city required 9' x 19', and utilities are shown on the updated plans. The Flood Certification provided by the Tennessee State Licensed Engineer addresses the flood requirements set forth for areas with unmapped streams in the Floodplain Zoning Ordinance. The certification also indicates that the storage area for flood waters will be increased post development. With the plans and flood certification meeting all the Jefferson City Floodplain and Zoning Requirements a motion to approve is offered by Mr. Chitwood, and a second by Mr. Cutshaw. Mr. Bunch wanted to put forth his concern about the flooding potential and make note that even with the Certification from the Licensed engineer, he was not comfortable approving plans that could potentially increase flooding risk to neighboring properties. With a motion and a second being given a vote was taken. Five votes yes, one vote no, Motion passes.

**New Business**

**Ryan Peirce – Plan Review/ Approval for an Addition to an Existing Building – Located off N. Highway 92 and Mt. Horeb Rd.**

Mr. Peirce represented the item and stated there had been a slight change to the plans. The existing building will be demolished and replaced with a 108' x 60' building with a 24' loading dock. The building will be used as a cooler for produce. The new building will not encroach on the set-back requirements and is in conformance with all Zoning requirements. The item was approved unanimously on a motion by Mr. McMinn and a second by Mr. Bunch.

**Jefferson County – Consider Resolution 2025-14. – A Resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Certain Prohibited Uses and Permitted Uses in the A-1 and C-2 Zoning Districts.**

Ms. Rustin explained that the resolution would remove campgrounds from the Counties A-1 Zoning District and allow it in the C-2 Zoning District. The primary discussion was how this could affect Jefferson City and its growth boundary. Mr. Gatlin asked for more clarification regarding the specific uses being removed from the A-1 Zoning District and how it seems this would restrict the use in the most desired areas for those uses. It would then place the uses to be allowed in the C-2 Zoning District, which generally doesn't correlate with the most appropriate areas for the uses. The commission agrees that this resolution could potentially limit future economic development in areas that would be desirable for the uses this resolution seeks to deny. With multiple concerns a Motion to deny was offered by Mr. Bunch and seconded by Mr. Chitwood. The item

was denied unanimously.

### Adjourn

Having no further business, the meeting was adjourned at 6:23 P.M.