

Minutes

Jefferson City Regional Planning Commission

April 28th, 2025

5:30 P.M.

Members' Present

Mayor Cain

Scott McMinn

Kyle Cutshaw

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Clint Harrison

Ryan Rasnick

Chairman Gatlin called the meeting to order at 5:32 P.M. Motion by Mr. Newman, second by Mr. Cutshaw to approve March 24th, 2025, Planning Commission minutes (unanimous).

Citizens Comments

None.

Old Business

None.

New Business

Jeff Miller - Plat Review/Approval for a 3 Lot Subdivide - Located in the Battle Ridge Subdivision

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. Cutshaw and a second by Mr. McMinn.

Larry Pinkston - Plat Review/Approval for 2 Lot Subdivide - Located off Forgety 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. McMinn and a second by Mr. Cutshaw.

Clint Harrison - Site Plan Review/ Approval for Outdoor Storage facility - Located off Highway 92 and Hinchey Hollow Rd.

The discussion centered around the current zoning and the allowed uses in the B-1 Zone. It was also noted that the required Six-foot-high fence and the driveway setback from the side property line did not meet zoning requirements. Considering the allowed uses in the B-1 Zone and the location Mr. Amonoo-Larsen recommended a rezoning to a B-3 Zone which would allow for outdoor storage facilities. With the recommendation for rezoning and the non-conforming issues with the plans there was no action taken on the item to allow for the corrections to be made and a request for rezoning to take place.

Matt McQueen/ Crafted Milestone LLC - Site Plan Review/ Approval for a Two Parcel Subdivide into Eleven Additional Lots - Located in the Battle Ridge Subdivision

After a brief discussion the plan was found to meet all the requirements except no street lighting had been added to the plan. The plan was approved unanimously contingent upon adding Streetlights, with a motion by Mr. McMinn, second by Mr. Newman.

Other Items for Discussion

Food City Entrance off Broadway Blvd.

At the March meeting the Food City Entrance located off Broadway Blvd. was brought before the commission for a vote. It was denied unanimously. The discussion centered around what types of entrances the Commission would like to see as an alternative. Some of the suggestions brought forward were a center turn lane, an acceleration lane combined with a deceleration lane, as well as a traffic light located at the Bank Entrance as well as at Sizer Ave. Mr. Houston brought this for discussion as a meeting with TDOT and Food City had been scheduled for May 1st so both the concerns of the Commission can be heard as well as any suggestions.

May 2025 Regional Planning Commission Meeting moved to May 19th due to Holiday

Formal announcement that the May meeting had been rescheduled due to the Holiday.

Adjourn

Having no further business, the meeting was adjourned at 6:32 P.M.