

Minutes

Jefferson City Regional Planning Commission

July 27th, 2026

5:30 P.M.

Members' Present

Spencer Gatlin

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Kyle Cutshaw

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Jordan Rockwell, ETDD Planner

Mark Brown, Standard Banner

James Gallup, City Manager

Minutes

Chairman Gatlin called the meeting to order at 5:30 P.M. Motion by Mr. Bunch, second by Mr. Cain to approve June 22nd, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Nathaniel Cardona - Use Approval in an existing Building - Located Off Russell Ave. and Summit St.

This item was not heard due to withdrawal prior to meeting. Will be moved to the August 2026, agenda.

Josue Garduno/Ryan Peirce - Shifting Lot Lines - Located Off N. Highway 92 and Mount Horeb Rd.

Mr. Garduno spoke to the item on behalf of Mr. Peirce and stated the original plan to subdivide the property had been changed and the intention now is to just combine the entire parcel. This would make the parcel 6.077 acres in size. Mr. Garduno questioned whether this would require approval since the parcel will now exceed 5 acres. Mr. Houston stated that since the parcel exceeds five acres per T.C.A the parcel would be exempt from approval requirements. No vote was taken.

Ryan Peirce - Site Plan Revision - Located Off N. Highway 92 and Mount Horeb Rd.

Primary Conversation detailed how the location of the building of the previously approved site plan had to be altered as the original building size was not going to meet the needs for the cold storage expansion Mr. Peirce was looking to achieve. Mr. Peirce is also proposing an additional 40' X 60' pavilion for guests to utilize. With the lot lines being removed and the proposed location of the new enlarged cold storage building and pavilion, the site plan revision was found to meet the requirements of the Jefferson City Zoning Ordinance and approved unanimously. On a motion by McMinn and a second by Bunch.

Stephanie Rustin - Consider County Zoning Resolution 2026-03 - A Resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Accessory and Principal Uses in All Zoning Districts with Regard to Solar and Wind Powered Energy

Primary discussion focused on the changes from the current Zoning resolution and what fundamental differences the amendment created. It was stated the primary changes are a clearer definition of when the solar and wind power energy uses would be allowed as a Primary

use and an accessory use in each zone. After a brief discussion, the proposed amendment to the County Zoning resolution was recommended for approval unanimously. On a motion by Chitwood and a second by Cutshaw.

Will Kurtz - Proposed Amendment to the Jefferson City Zoning Ordinance Section 590 Temporary Residential Uses

Mr. Kurtz presented the amendment to Jefferson City Zoning Ordinance Section 590. The primary changes included permitting for the use of a temporary residential structure and limiting the number of permits in a one-year time frame. It also allows for temporary residential structure as an allowed use with permitting in the case of a natural disaster as well as Building or renovating a current home. Primary discussion centered on a couple of undefined details regarding the permitting and location of such natural disasters. It was identified that the current wording of the amended ordinance section could allow for property owners who are building a residence in another town or county to use the permit from those jurisdictions as the catalyst for receiving a permit for a temporary residential structure inside Jefferson City jurisdiction. It was also pointed out that if a natural disaster occurred in another jurisdiction or state, a property owner with enough land could allow for multiple temporary residential structures within Jefferson City jurisdiction on one property. After discussion on the identified sections that need more clearly defined a motion to approve for City Council consideration contingent upon the requested changes is offered by Mr. Chitwood and seconded by Mr. McMinn. Mr. Cain asked for more clarification on the contingencies and then asked if this was something that needed to be rushed. With no real urgency to make these amendments both Mr. Chitwood and Mr. McMinn rescind their motions. The item is tabled to allow for the amendments to be made and to allow for the amendments to be reviewed by the regional planning commission.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:56 P.M.