

Minutes

Jefferson City Regional Planning Commission

September 22nd, 2025

5:30 P.M.

Members' Present

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kyle Cutshaw

Scott McMinn

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Ekem Amonoo-Lartsen, ETDD Planner

Mark Brown, The Standard Banner

Anthony Johnston

Matt McQueen

Eugene Coleman

Timothy Kuykendall

Esther Heredia

Minutes

Acting Chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Cutshaw, second by Mr. Chitwood to approve July 28th, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Matt McQueen - Final Plat Approval Battle Ridge Phase II - Located off Old A.J. Highway

After a brief discussion about all the infrastructure and its approval from the departments, it was pointed out that lots 50 and 51 were originally common areas due to them primarily being drainage areas. On the final plat they were incorporated into lots which would leave the maintenance responsibility on the property owner and not the HOA. It was discussed that lot 51 could be further subdivided and still leave enough room for a buildable lot size and still list the drainage area as common area. Mr. McQueen agreed that this should be the case, and this was just an oversight. After the issues were discussed the remainder of the final plat was found to be in compliance with all Jefferson City subdivision regulations. The final Plat was approved with the contingency that lot 51 be subdivided and the drainage area be labeled as Common Area and that lot 50 be labeled as common area so that the upkeep and maintenance of the drainage areas will remain the responsibility of the homeowner's association. The motion for approval with contingencies was made by Mr. Chitwood and seconded by Mr. McMinn. The item was approved with contingencies unanimously.

Anthony Johnston - Rezoning Request Inside Growth Boundary - Recommendation for County - Located Off Old A.J. Highway and Rocktown Rd.

After a Brief Discussion about the ingress and egress points to the portion of the property that is requested for rezoning. The rezoning request to allow for storage area and buildings along the railroad side of the property was found to be consistent with Jefferson City zoning regulations. The Jefferson City Regional Planning Commission voted unanimously in favor to recommend the rezoning to the Jefferson County Commission on a Motion by Mr. Chitwood, and a second by Mr. McMinn.

Esther Heredia - Site Plan Review/ Approval for a General Store - Located Off Broadway Blvd.

The primary discussion was concerning the ingress and egress points for the existing building with the change of use. Ms. Heredia intends to remove the steel bollards that currently restrict the ingress/ egress to one side of the parking lot. It was discussed that this could cause

confusion for citizens attempting to enter the lot and the recommendation was made to allow one connection to remain an ingress/ egress but the second connection to Broadway Blvd. should be an exit only to reduce confusion. Ms. Heredia agreed to this. The remainder of the plan was found to comply with the Jefferson City Zoning Ordinance. The site plan was approved unanimously contingent upon the reconfiguring of the ingress and egress connections to Broadway Blvd. on a motion by Mr. Chitwood, and a second by Mr. McMinn.

Eugene Coleman - Site Plan Review/ Approval for a New Food City - Located off Broadway Blvd. and Highway 92

The primary discussion centered on the plan reconfiguration and the Ingress point off Broadway Blvd. Mr. Coleman explained that the plan revision would only allow for ingress to food city via Broadway Blvd. requiring no alteration to Broadway Blvd from TDOT. After a brief discussion on stormwater and parking the revised plan was found to comply with the Jefferson City zoning ordinance and was approved unanimously on a motion by Mr. McMinn and a second by Mr. Chitwood.

Other Items for Discussion

Jeff Houston - Updating Planning Commission Fee Schedule

An updated Planning commission fee schedule was presented to the Commission. The primary purposes for this updated are to bring the Jefferson City Commission fees more in line with other Municipalities of similar size in Tennessee and to help prevent substandard plans from being submitted along with repeated rezoning requests that don't meet the standards of the Jefferson City Land use Plan and Zoning Ordinance. After a review of the proposed update the Jefferson City Regional Planning Commission volunteered to cast a vote and recommendation to City Council in favor of the amended fee schedule. The amended fee schedule was voted in favor of unanimously on a motion by Mr. Chitwood and a second by Mr. Cutshaw.

Adjourn

Having no further business, the meeting was adjourned at 6:00 P.M.