

## Minutes

Jefferson City Regional Planning Commission

December 22<sup>nd</sup>, 2025

5:30 P.M.

### Members' Present

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

### Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Ekem Amonoo-Lartsen, ETDD Planner

Mark Brown, The Standard Banner

Steve and Kevin Lamb

Sheila Purkey, Councilwoman

Libby Moser, Historic Zoning Commission

Frank Leonard

David Harbin

### Minutes

Acting Chairman Cain called the meeting to order at 5:36 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve November 24<sup>th</sup>, 2025, Regional Planning Commission minutes. Approved unanimously.

### Citizens Comments

None.

#### Old Business

#### **Jefferson County - Resolution 2025-65, A resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect and Clarify the Jurisdiction, Powers, and Authority of the Jefferson County Board of Zoning Appeals and the Powers and Duties of the Zoning Official**

After a brief discussion detailing the changes from the current Jefferson County Zoning Resolution and the proposed amendments, the proposed County Resolution 2025-65 was found to be standard clarification and detail amendments to the current Zoning Ordinance. The Jefferson City Regional Planning Commission approved the Proposed amendment Unanimously on a motion by Mr. Bunch and a second from Mr. Chitwood.

#### New Business

#### **Jefferson County - Resolution 2025-63, A resolution Amending the Zoning Resolution of Jefferson County, Tennessee to Reflect Certain Prohibited Uses in All Zoning Districts and Permitted Uses in the I-3 Zoning District**

After a brief discussion on current I-3 Zoning districts located in the County, the amendment was found to be acceptable. County Resolution 2025-63 was approved unanimously on a motion by Mr. Chitwood and a second from Mr. Bunch.

#### **Frank Leonard - Preliminary Plat Approval for 58 Lot Subdivision - Located off Crooke Rd.**

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

#### **HJ Coxton - Plat Review/ Approval for Combining Parcels - Located off Highway 11-E**

After a brief discussion the plat was found to meet the requirements for subdivision. The plat was approved Unanimously on a motion by Mr. McMinn and a second by Mr. Bunch.

#### **H.J. Coxton - Site Plan Review/ Approval for minor site plan revision - Located off Highway 11-E**

After a brief discussion about the available parking spaces and the use of the additional structure. The site plan alteration was found to be in compliance with the Jefferson City Zoning Ordinance. The minor site plan revision was approved Unanimously on a motion by Mr. McMinn and a second by Mr. Bunch.

**Randy Corlew - Site Plan Review/ Approval for Outdoor Storage Facility - Located off N.  
Chucky Pike**

The site plan was found to be consistent with the Jefferson City Zoning Ordinance, and the use is an approved use in the B-3 Zone. The site plan was approved unanimously on a motion by Mr. Bunch and a second by Mr. McMinn.

**Other Items for Discussion**

**Adjourn**

Having no further business, the meeting was adjourned at 6:05 P.M.