

Minutes

Jefferson City Regional Planning Commission

June 23rd, 2025

5:30 P.M.

Members' Present

Spencer Gatlin, Chairman

Jeff Chitwood, Secretary

Mitch Cain, Mayor

Kevin Bunch

Bill Newman

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Shiela Purkey, Councilwoman

Ailene Combs, Councilwoman

James Gallup, City Manager

Ekem Amonoo-Lartsen, ETDD Planner

Matt McQueen

Chairman Gatlin called the meeting to order at 5:31 P.M. Motion by Mr. Chitwood, second by Mr. Newman to approve May 19th, 2025, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Frank Leonard - Review of Plan of Services for proposed annexation - Located off Crooke Rd.

After a brief discussion on the Plan of Services the commission found the Plan of Services to be acceptable. The Plan of Services was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Paul Tambe - Seeking Approval for Plan Alteration on Building Arrangement - Located in the Cherokee Bay Development

Mr. Houston Explained that the approved plans throughout the development process to this point has had some deviations from the plans and the concern is the Final Plat would not closely mirror the preliminary plat as required. Another concern is that when the engineered stamped approved plans are altered or not adhered to, could not be relied upon for safety and compliance with all applicable building codes or stormwater requirements. Mr. Tambe explained the need to alter dwelling locations and sometimes reduce a 4-unit condominium down to 3-4 individual dwelling units based on client needs. Mr. Amonoo-Larsen explained this deviation is permissible if an engineered approved and stamped letter stating the alteration does not interfere with compliance is provided before the deviation. After a brief discussion on the amount of time these letters would take and the difficulty this could create for the developer, the need for safety and compliance was strongly reenforced. Mr. Tambe's request for the ability to deviate from the approved plans was approved unanimously contingent upon receiving an engineered stamped letter, approving the alteration for each deviation from the approved plans on a motion by Mayor Cain and a second by Mr. Newman.

Chris Sharp - Preliminary Plan Review/ Approval for 61-Lot Subdivision - Located Off Black Oak Rd. and Old A.J. Highway

The item was represented by Mr. McQueen. It was pointed out that there were a couple minor issues with the plans. The T-Turnarounds did not meet the length requirement of the 40-foot length requirement from the centerline and were only 22-foot from the centerline. The houses located on Black Oak Rd. had driveways that would require them to back out onto the primary roadway. The commission was also concerned with the increased traffic and wanted to know if this plan had TDOTs approval. The Plans meet all other subdivision regulations and zoning requirements. After a brief discussion a Motion to approve contingent upon TDOTs approval,

Lengthening the T-Turnarounds to 40-foot from the centerline, and altering the driveways off Black Oak Rd. to prevent backing onto the roadway was made by Mr. Chitwood, seconded by Mr. Bunch. The item was approved unanimously with contingencies.

Stephanie Rustin - Review/ Consideration of County Resolution 2025-14 - A resolution to reflect certain prohibited uses and permitted uses in the A-1, R-1, R-2, RR and C-2 zoning Districts.

After a brief discussion about how this County Resolution would affect Jefferson City and its growth boundary. It was determined if an annexation for an RV Park or Resort were requested, then the zoning of the property would be Jefferson Cities discretion. Mayor Cain asked Mr. Houston if he would review Jefferson City's current zoning ordinance and where RV parks and resorts are allowed and if needed, possibly amend the ordinance to both protect citizens from single unkept RV locations but allow for a planned RV park/resort in areas most likely to be a desirable location. Determining that ultimately the County Resolution would not directly affect Jefferson City, County Resolution 2025-14 was approved unanimously, on a motion by Mayor Cain and a second by Mr. Bunch.

Other Items for Discussion

Adjourn

Having no further business, the meeting was adjourned at 6:45 P.M.