

Minutes

Monteagle Planning Commission Meeting

September 21, 2010

Present: Chairman; Carter Underhill
Andy Baggenstoss
Eddie Derryberry
J.D. Oliver
Lex Orr
Marilyn Campbell Nixon
Michael Trueblood; Regional Planner

CALL TO ORDER

Meeting was called to order by Chairman Carter Underhill at 6:05 PM

APPROVAL OF PREVIOUS MEETING(S) MINUTES

Minutes August 17th, 2010, and a Special BZA Meeting of September 7, 2010 were read and approved. Motion made by Alexander Orr IV; seconded by Andy Baggenstoss. Passed 6 - 0.

HEARING OF PERSONS HAVING BUSINESS BEFORE THE PLANNING COMMISSION; NOT ALREADY ON AGENDA

Mike Gifford presented a revised plat as prepared by Eddie Campbell. This plat showed water lines and drainage, with the existing Sewer Line re-located in a 5-0" ^{landscape} easement/set back on the East side of the new proposed structure. This revised plat will be sent on to the Board of Mayor and Alderman for their further review.

OLD BUSINESS/COMMUNITY REPORTS

Monty & Stacy McBee have 2 properties and they want to subdivide. The reason for this subdivision may be to refinance or sell. Lot #1 is 49' x150' and Lot #2 is 45'X150'. Zoning of these two lots is ~~FD~~ Discussion with Michael Trueblood concerning the question of this subdivision. He commented that our Regs. call for a minimum of 10000 sq.feet per lot. Acreage on both lots is approximately ¼ acre each . Alexander Orr made a motion to turn it over to the Regional Planner for further review and report back to the Planning Committee with his recommendations. The resolve could possibly be through a variance if granted by the BZA. Lot size and set backs must be considered. Motion was seconded by Eddie Derryberry. Passed 6 – 0.

URBAN GROWTH BOUNDARY

Michael Trueblood prepared a packet for consideration of an ^{Res.} Ordinance and a UGB Map. It follows the 1400 foot line. Road map will have to be approved by Grundy, Franklin, Marion Counties. No action is required by the planning Commission. The State Legislative body will deal with this issue.

CORPORATE STREET MAPS

Trueblood will provide additional copies of the Final Road Map. Signatures will be required on these final documents before recordation. Forsyth Avenue has been added as well as Layne Ave.

NEW BUSINESS.

Wilco Travel Plaza - Manly Thweat , representing Wilco Hess Travel/Truck Plaza. The existing Truck Plaza will be razed and all new structures will be added. There will be a convenience center and a fast food facility. Acreage of the site is 16.95 acres. There was considerable discussion on green areas, serpentine walkways, family friendly landscape, proper signage, driveways for separate Truck and Car entry. They will be shown on final Site Plan. Earl Gerry asked about underground tanks. They will be using the existing tanks. If any change they will provide additional information. He also asked about EPA requirements concerning the demolition of the existing buildings and hazardous materials. All requirements of demolition, both State and Federal, will be met. Considerable discussion on entrance and the addition of a possible turn lane. All of these items will be addressed and resolved to the satisfaction of the Planning Commission and the Building/Safety Inspector. Andy Baggenstoss made a motion to approve the preliminary site plan as long as it is in compliance with our Landscaping Ordinances and the requests of the Building Inspector concerning underground tanks and EPA requirements for demolition of existing structures. Motion seconded by Alexander Orr. Passed 6 – 0. Mr Gerry requested that the final approved site plans be submitted with their final construction drawings

Non-Conforming use in a C T District:

Mr. James White of 1185 West Main replaced his old mobile home with a new single wide. Carter Underhill read the City's ruling on C-2 district. Eddie Derryberry stated that he thinks that state law says when a mobile home is beyond further use it can be replaced with a new one. This is a C-2 district. Mobile Homes represent a non-conforming use in this district. According to the Town of Monteagle

Zoning Ordinance, Chapter 5 (Exceptions and Modifications) Section 5.0201 (Non-conforming uses), "Immediately upon the removal of a non-conforming mobile home or mobile home park, the non-conformity of such structure or use of land shall lapse". Mr. White will be sent a letter to his mailbox notifying him of the next meeting date of the Planning Commission, to discuss a variance to be considered by the BZA. Alexander Orr made a motion to invite Mr. White to attend our next meeting in October to resolve this issue. Seconded by Eddie Derryberry. Passed 6 – 0.

Mr White has had several discussions with our Building Inspector and will work with us for a resolve to this issue. He was not aware of this Zoning Ordinance.

Mr. Gerry requested a PDF File on our Zoning Districts that could be put on a laptop computer. Michael Trueblood will provide this disk to Mr. Gerry.

National Flood Insurance:

Question of no flood insurance will hurt mortgages, maybe cause loss of mortgage.

Mr. Trueblood stated that the city would have to comply by 2012. There are a couple of areas in our District considered to be flood areas; Gilliam creek being one. Be Trueblood will provide further information to the Planning Commission at their next meeting.

ORDINANCE TO AMMEND SECTION 4.150 SITE PLAN REQUIREMENTS AND SECTION 3.040 SPECIFIC DISTRICT REGULATIONS OF THE ZONING ORDINANCE OF THE TOWN OF MONTEAGLE.

Staff provided ammendments to be considered on the above mentioned Section 4.150.

Eddie Derryberry recommends approval of the ammendments to this Ordinance. Seconded by Andy Baggenstoss. Passed 6 – 0. This recommendation will be sent to the Mayor and Board of Alderman for their consideration. A document was read by Alexander Orr concerning easements, and asked if these changes would in anyway effect easements. The comments were no, they wouldn't.

ANY OTHER PROPERLY PRESENTED NEW BUSINESS

A discussion on enforcement of the Trash Enclosure Ordinance was brought to the table. There were two sites, the Shell Station and Waffle House that Mr. Gerry will contact and advise them that if they don't comply with the Ordinance they will be cited to City Court for a resolve.

Discussion on a turning lane and/or widening of the road immediately in front of the new Truck Plaza. We will check with the State Road Commissioner and Mr. Ben Farmer, who is currently working on the Mountain Goat Trail and our Enhancement Grant for Roadscapes for possible solutions.

A map of the area from TDOT would be helpful.

ADJOURNMENT

Move to adjourn by Alexander Orr at 7:35. Seconded by Andy Derryberry. Passed 6 – 0.