

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION MEETING

August 19, 2008

PRESENT: **Dean Lay**
 Eddie Derryberry
 Andy Baggenstoss
 J D Oliver
 Charles Rollins
 Carter Underhill
 Chad Reece

The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:00 PM by Chairman Dean Lay.

The Minutes of the meeting of June 24, 2008, and the BZA meeting of June 24th were approved as presented on a motion by Carter Underhill which was seconded by Andy Baggenstoss and passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

- 1. SHARON McKEE – FINAL PLAT – Chad Reece noted that there is a problem with the easement which will require a variance from the BZA. He said an easement can only serve one property and the one here serves three. However, there will be no additional lots as a result of this change in property as it is only for the purpose of squaring up Ms. McKee's lot. Mr. Derryberry made a motion to deny approval of the plat as no one was present to represent the McKee's. Mr. Underhill seconded the motion and it passed 6/0.**

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- 2. CVS SITE PLAN – There were representatives from CVS here to present the site plan for this proposed 13,000 square foot building. Chad Reece reported that the access for this building will need a variance. He noted that the site plan has the correct number of parking spaces. There was also a lengthy discussion on the storm water drainage. He said that everything meets our site plan requirements except the access on Hwy. 41. The access is 5' wider than our regs allow, but they need this for the large delivery trucks. Eddie Derryberry made a motion to grant the variance for the access on Highway 41. Carter Underhill seconded the motion and it passed 6/0. There was a discussion on changing our requirements to include landscaping plans. Mr. Lay pointed out that we have no requirements at this time and any landscaping from CVS would be voluntary. Eddie Derryberry made a motion to approve the site plan as presented. The motion was seconded by Andy Baggenstoss and passed 6/0 on roll call vote. Mr. Lay noted that CVS would need to meet with the city council on the drainage issues.**
- 3. COOLEY'S RIFT – CONCEPT PLAN & INFRASTRUCTURE UPDATE**
– Doug Hale presented a plan for Cooley's Rift showing a change in the golf course from an 18-hole course to a 12-hole course. Kevin Tucker discussed the change in the plan and said this was a new concept in golf courses. Mr. Lay asked about a time frame and was told they do not have one at this time. Charles Rollins asked if they are still planning to irrigate the golf course with gray water from the sewer treatment plant. Doug Hale said they had several options and were not sure which one they would use. Chad Reece stated that they need to include at least three emergency entrances for this development. The next step for this project will be to present a site plan for Phase I for approval.
- 4. 2008-09 ANNUAL PERFORMANCE REPORT – Chad Reece said the only change to the report is to remove Mr. Crais' name from it since he is no longer on the Planning Commission. He recommended that the board needs to look at a**

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facilities plan. There was discussion about doing a landscaping ordinance. We will ask MTAS to send us some sample ordinances. Mr. Reece informed the Board members that the training session this year will be in the same place as last year and will be held on September 29th. It will begin at 5:00. Carter Underhill made a motion to adopt the Annual Performance Report. J. D. Oliver seconded the motion and it passed 6/0.


- 5. CAROL BENNETT – Mrs. Bennet requested approval to operate a catering service from her home. She was told that she could have no outward appearance of a business such as signs, and that no food could be served in the home. She agreed to both of these conditions. J. D. Oliver made a motion to approve her request. Eddie Derryberry seconded the motion and it carried 6/0.**
- 6. GEORGE ELLIOTT – Mr. Elliott is requesting that his property in Deep Woods be annexed into the city limits. His neighbors on both sides were annexed several years ago and he would like his property to be in the city limits as well. He owns property in both Franklin County and Grundy County. The Board took no action on this request.**
- 7. MAP OF MARION COUNTY – Chad Reece will get us some maps to look at for possible water impoundment. Someone from the city council will get with TDEC to discuss this issue since we have been told that the state would not issue any more permits for reservoirs on the mountain, but a representative of TDEC also told us that impoundment was the most reasonable solution to our water situation and connection to the Tennessee River was not a reasonable solution.**
- 8. SONIC – Mayor Rollins said he has met with the contractor that is building the Sonic. He feels this building could create drainage problems for McDonald's. He said the developer, Joe Lester, is willing to donate to the city a parcel of property between Sonic and Wren's Nest Road to resolve this problem. The road will be paved to three lanes and there will be a ditch line.**

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The ditch will have to be sufficient enough to carry all of the run off water. He said he just wanted the council to be aware of the problem. He said Sonic is planning to open October 1st. These issues will have to be resolved before then.

There being no further business the meeting adjourned at 7:52 PM.

Respectfully submitted,



Joy Sturtevant, City Recorder