

**MINUTES
SPECIAL MEETING
MONTEAGLE REGIONAL PLANNING COMMISSION
MAY 10, 2021**

PRESENT: **CHAIRMAN, IVA MICHELLE RUSSELL
MARILYN RODMAN
DORRAINE PARMLEY
JANET MILLER-SCHMIDT
RICHARD BLACK**

ABSENT : **PETER BEASLEY
MARY JANE FLOWERS**

Chairman Iva Michelle Russell stated the purpose of this meeting is to address a technical defect in the process relating to the rezoning of the RBT Property. Our new zoning ordinance has a provision in it that reads that the Planning Commission and the Town Council have to make certain findings in connection with a rezoning. While it is arguable that our original action impliedly addressed those considerations, we did not do so in a literal sense, and because of the great public interest in this rezoning, we want to make sure we do it right.

NEW BUSINESS

Zoning Map Amendment R-3 to C-3 – RBT is requesting a rezoning from R-3 to C-3 to develop a Petro Truck Stop on the larger tract of land. Tax Map 002K C 002.07.

Mr. Rusty Leonard stated that the new business will bring income and jobs to our area. It will be a development that will be a pleasure to visit for families to fuel, eat and relax. We are trying to keep business in Monteagle. They could have taken this to Marion County but they want to keep it here. They have done all they can to please everyone.

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Mr. Rodney Kilgore stated that he had a conversation with his engineer for this project and they cannot do anything until the site plan is approved. He will do everything by the law. It will be done right.

Mr. Rusty Leonard stated that Mr. Waller is an engineer but not an engineer on water, sewer or pollution. He is not an expert on everything in the book that the neighbors gave the planning commission members.

Mr. Billy Best stated that the planning commission cannot make the decision. Mr. Waller just wanted to help. There are help wanted signs all over town and the revenue will be split by two truck stops.

Mr. Garrett Haynes stated that the Property will be rezoned from R-3 to C-3 and that is 4.6 acres. Staff recommends approval of the rezoning.

Ms. Janet Miller-Schmidt made a motion based on section 1207 of our Zoning Ordinance which states: Grounds for amendment. The planning commission, in its review and recommendation, and the city commission in its deliberations, shall make their findings with regard to All of the following grounds for an amendment: 1. The amendment is in agreement with the general plan for the area. 2. The amendment does not violate the legal grounds for rezoning provisions. 3. It has been determined that there will be no adverse effects upon adjoining or adjacent property owners unless such adverse effect can be justified by the overwhelming public good or welfare. 4. It has been determined that no one property owner or small group of property owners will benefit material from the change to the detriment of the general public. 5. It has been determined that the conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan. We have researched the town records, and the town does not have a general plan. Stat

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law allows us to have one, but we do not have to have one. So the provisions relative to agreement with the plan are not relevant to our consideration tonight. I make a motion to recommend the rezoning to the city council. Ms. Dorraine Parmley seconded the motion and on roll call vote it passed 5/0.

There being no other business the meeting adjourned at 6:20 pm.

Respectfully Submitted,

Chairman, Iva Michelle Russell

City Recorder, Debbie Taylor