

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
FEBRUARY 2, 2021
ZOOM MEETING**

PRESENT: **IVA MICHELLE RUSSELL
MARILYN RODMAN
MARY JANE FLOWERS
JANET MILLER-SCHMITT
DORRAINE PARMLEY
RICHARD BLACK
PETER BEASLEY**

Attorney Sam Elliott stated that this is an electronic meeting to protect the public health of our citizens, according to the Governor's executive order.

APPROVAL OF MINUTES OF January 5, 2021. Ms. Janet Miller-Schmitt made a motion to approve the minutes as presented. Ms. Marilyn Rodman seconded the motion and it passed 7/0 on roll call vote.

STAFF AND COMMUNITY REPORTS

Staff-approved plat report – None

Building Inspector's report – None

OLD BUSINESS

ELECTION OF OFFICERS – Chairman – Ms. Marilyn Rodman nominated Iva Michelle Russell as Chairman. Marilyn Rodman made a motion to elect Iva Michelle Russell Chairman. Mary Jane Flowers seconded the motion and it passed 7/0 on roll call vote. Vice-Chairman – Ms. Marilyn Rodman nominated Mr. Richard Black as vice chairman. Marilyn Rodman made a motion to elect Mr. Richard Black as vice chairman. Ms. Dorraine Parmley seconded the motion

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and it passed 7/0 on roll call vote. Secretary – Ms. Marilyn Rodman nominated Ms. Janet Miller-Schmitt as secretary. Ms. Marilyn Rodman made a motion to elect Ms. Janet Miller-Schmitt as secretary. Mr. Peter Beasley seconded the motion and it passed 7/0 on roll call vote.

BAIN PROPERTY – FINAL PLAT (CHILDERS) – They are not ready so Mr. Childers would like to withdraw this plat. The recommendation is to deny the plat. Mr. Peter Beasley made a motion to deny the plat. Mr. Richard Black seconded the motion and it passed 7/0 on roll call vote.

NEW BUSINESS

CARDIN PROPERTY – FINAL PLAT (CHILDERS) – Mr. Childers will need to redo the plat with TDEC signing for the septic. Mr. Peter Beasley made a motion to approve this final plat for the Cardin property subject to TDEC signing for the septic. Ms. Mary Jane Flowers seconded the motion and it passed 7/0 on roll call vote.

ZONING MAP AMENDMENT – PHIPPS property change from R-1 to C-2 Tax Map 107 Parcel 030.01. This was done without proper notice and we are trying to clean up a technical issue. We have given proper notice to have a Public Hearing on this matter. Mr. Peter Beasley made a motion to approve this change. Ms. Mary Jane Flowers seconded the motion and it passed 7/0 on roll call vote

ZONING MAP AMENDMENT – RBT ENTERPRISES from R-3 to C-3 Tax Map 022K C 002.07. The Public Hearing began with each person having 3 minutes to speak. Mr. & Mrs. Billy Best – The current property owners bought homes with a solid residential buffer. They want this to be honored. They think their

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property value will decrease. Think of the welfare of the citizens. Ms. Best cited a letter from the American Lung Association detailing air-quality health risks and environmental impact studies.

Ms. Sandra Terrill stated they have lived in Monteagle for 40 years. Things have been done improperly on the Rocky Top site, the fence and trees. Please protect our property and our citizens. She stated that there was no record of the proposed development site being properly rezoned to C-3. Mr. Garrett Haynes Town Planner stated that the majority of the RBT property proposed for development was rezoned from R-3 to C-3 in 2003, Ordinance 63-03-27.

Ms. Debra Reid – She agrees with the other property owners. She owns commercial property in Monteagle. She spoke about the potential air, noise and traffic pollution. She asked the board to do the right thing. She asked the board if anyone had a personal relationship with RBT.

Mr. L Frank – He does not live here full time but has been staying at the MSSA. He is not in favor of the truck stop.

Ms. Lucy Keeble – Ms. Keeble asked if the RBT developers would consider another project rather than a truck stop. Then she read the letter from the American Lung Association.

Ms. Jane D. – She referred to the Monteagle Hotel, the Mountain Goat Trail and South Cumberland State Park as being landmarks. She stated that project would be detrimental not just to the neighbors but the whole plateau.

Mr. Brian Graber – Mr. Graber expressed that 75% of the community supported the project. The complex would include 150 parking spaces for

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trucks, provide 130 jobs and include five restaurants, a boutique, other amenities and electric charging stations for cars and trucks, catering to both passenger and commercial vehicles. He stated they want to be good neighbors.

Ms. DeDe Clements – She owns the Edgeworth Inn on the MSSA. She has lived her for 16 years. She stated that she hopes for the right move.

Mr. Susie Lipscomb – She is from the MSSA. She stated that Monteagle is a special community and she was concerned about the neighbors who are affected and that the property values will go down. It is very disappointing the truck stop should be somewhere else.

Ms. Mary Jane Flowers discussed the 2.25 acres of the 6.5 acres site being wetlands. Mr. Brian Garber stated the plans call for enhancing the beauty of the wetlands and landscaping and screening fences to buffer residential areas as stipulated by city ordinances. They met with the neighbors and agreed they would be part of the process. The infrastructure water, sewer, fire, and police is adequate to support the project. Mayor Rodman stated that the cities engineer will be doing flow studies for all new developments. There was discussion on the landscaping and screen fence. Mr. Garber stated that if this is not rezoned it could kill the whole project. Mayor Rodman stated that she or any of the members did not have a vested interest in the project. City Attorney Sam Elliott stated that if it is not rezoned it could be challenged in court.

After discussion Ms. Dorraine Parmley made a motion to send the ordinance to the City Council for approval. This will take two readings and will rezone a portion of RBT's property from R-3 to C-3 Tax Map 022K C 002.07. Mr. Peter Beasley seconded the motion and it passed 7/0 on a roll call vote.

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Several citizens were not happy with the vote of the commission.

There being no other properly presented new business, the meeting adjourned at 8:08 pm.

Respectfully Submitted,

Chairman, Iva Michelle Russell

City Recorder, Debbie Taylor