

Monteagle Regional Planning Commission
Tuesday, June 1, 2021, 6:00 P.M. CST

*Town Hall
24 Dixie Lee Avenue
Monteagle, TN 37356*

The meeting was called to order by Chairman Iva Michelle Russell at 6:00 pm. Iva Michelle Russell called roll of the commission member present. Present were: Richard Black, Vice Chair; Janet Miller-Schmidt, Secretary; Dorraine Parmley, councilwoman; Mary Jane Flowers, businesswoman, Marilyn Rodman, Mayor and Garrett Haynes, Regional Planner. Absent: Peter Beasley, businessman.

Janet Miller-Schmidt moved to approve the Planning Commission minutes of May 6, 2021, seconded by Richard Black. The motion was passed unanimously. Richard Black moved to accept the Planning Commission minutes of the May 10, 2021, seconded by Dorraine Parmley. The motion passed unanimously.

Staff and Community Reports:

Earl Geary, Town of Monteagle Building Inspector, reported Lakeside Collision was issued a 30-day Certificate of Occupancy (CO), because the landscaping and fencing had not been completed. In discussion with Christian Ojeda, Earl Geary discovered that where the landscaping and fencing are to be placed, there are multiple utilities which would be dug up to install the fencing and landscaping.

Mr. Geary reported some of the property across from Cliff Tops has been purchased. The new owner wants to build a storage type building (prefab metal building) for his car collection. The owner lives in Cliff Tops. Earl Geary and Chad Reese (title) discussed with the owner the zoning concerns and have denied the building permit. Zoning for the property will be reviewed further by Earl Geary, Chad Reese and Garrett Haynes.

Earl mentioned someone wants to build a single-family house on Ball Lake Road which is zoned R-3. He assured the Planning Commission members that more areas of the town are zoned R-3 and more people are wanting to build single-family homes in these areas, suggesting the planning commission review those areas for possible rezoning.

Mayor Rodman mentions the special committee reviewing all of the city documents will meet on Thursday, June 3, 2021.

Old Business:

- A. MAXWELL ZONING MAP AMENDMENT REQUEST C-2 TO R-2 Garrett Haynes told the Planning Commission members the request for change from C-2 to R-2 did not conform with keeping the commercial corridor as commercial, as it would remain more in line with the Town's previous planning efforts and the remainder of the zoning and land uses along W Main Street. After some discussion, Richard Black moved to deny the request, seconded by Dorraine Parmley. The motion passed unanimously. Garrett Haynes suggested changing and updating the language of Chapter 11 of the Town of Monteagle Zoning Ordinance, 1105 Nonconforming Use and Structures, A. General Provisions for Nonconforming Used and Structures, 1. Special Exceptions, Section 1107, then Mr. Maxwell would be able to proceed. Janet Miller-Schmidt moved to examine Section 1105 of the Town of Monteagle Zoning Ordinance, and update the language, seconded by Richard Black. The motion passed unanimously. Mary Jane Flowers asked about other split property in the area. Garrett Haynes gave suggestions and examples on how they could be "cleaned-up" up in future zoning map amendments.

New Business:

- A. COOLEY'S RIFF L 1 & 5-8 – FINAL PLAT (VICK SURVEYING) Richard Black moved to approve the Final Plat, seconded by Mary Jane Flowers. The motion passed.
- B. COOLEY'S RIFF L 2-4 – FINAL PLAT (VICK SURVEYING) Mary Jane moved that all Signatures on the Final Plat must be completed before it can be approved, that the Planning Commission Secretary will not sign the Final Plat until all signatures are included and once all signatures are in place and the Planning Commission Secretary has formally signed the Final Plat; it will then be approved, seconded by Richard Black. The motion carried.
- C. ZONING MAP AMENDMENT C-2 TO R-3 (DEAN LAY) Garrett Haynes suggested the zoning be changed from C-2 to C-1 (Chapter 5, Land Use Schedule and Regulations, 501 Schedule of Permitted Uses and 524 Mixed-Use Residential, D. First floor reserved for commercial use, 4. This Subsection shall only apply to the initial building with road frontage. Subsection (C) above. Janet Miller-Schmidt moved to deny the

request of Mr. Lay, as he was not present and there was no representation for Mr. Lay, seconded by Richard Black. The motion passed.

- D. ZONING MAP AMENDMENT R-3 TO R-1 (VANHOOSER) Mr. VanHooser explained he wanted to rezone the lot (125 ft X 100 ft) to R-1 because it on a corner, is too small to build any multi-family housing and there is a church across the street from the property. Garrett Haynes brought to the attention of the Planning Commission members Chapter 5, Land Use Schedule and Regulations, A. Minimum building size shall be 1,200 square feet ... required by Section 8-108 of the Monteagle municipal code. After further discussion, Iva Michelle Russell asked the following questions of our ordinance Section 1207 requiring that the Planning Commission make certain findings in connections with its recommendation of a change in the zoning of a parcel to the Town Council.

"C. 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 zoning 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 conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan."*

The members of the Planning Commission determined that answers to the above questions were all "no". Dorraine Parmley moved to recommend to the Town Council the VanHooser property be rezoned from R-3 to R1, seconded by Mary Jane Flowers. Iva Michelle Russell called each member to give a voice vote. The motion carried and a recommendation will be made to the Town Council to approve the rezoning of the VanHooser property from R-3 to R-1.

Dorrane Parmley moved the meeting be adjourned, seconded by Richard Black. The meeting was adjourned at 6:56pm.

Submitted by,

Chairman, Iva Michelle Russell

Janet Miller-Schmidt, Secretary