

**Monteagle Regional Planning Commission Minutes**  
**Tuesday November 2nd, 2021, 6:00 pm CST**

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

**I. Call to order** at 6:04 pm by the chairman.

Roll Call: Present: Iva Michelle Russell, Chairman; Richard Black, Vice-Chairman; Dorraine Parmley, Peter Beasley, And Ed Provost

Absent: Janet Miller-Schmidt, Secretary; Marilyn Rodman, Mayor.

Also present: Garrett Haynes (SETDD), Annya Shalun (SETDD), Earl Geary (Building Inspector), Matt Sparacio, Will Foehring, Jim Waller, Dean Lay

**II. Approval of Previous Meeting Minutes**

**A. October 5<sup>th</sup>, 2021.**

A motion by Dorraine to accept the minutes without any changes, seconded by Ed. The motion passed unanimously.

**III. Staff and Community Reports**

- A. Staff-approved plat report (None)
- B. Building Inspector's Report (None)

**IV. New Business**

**A. VanHooser – Final Plat Review (Childers)**

- a. Richard made a motion to approve the plat, which was seconded by Dorraine. The motion passed. Mr. Childers will need to wait until the Secretary is back in Town to acquire the final signature prior to recording.

**B. Zoning Map Amendment (Lakeside Collision)**

- a. Tax Map 022K, Group B, Parcel 031  
Property owner is requesting a zoning change of parcel 031 from C-3 to C-2.  
Staff recommends also re-zoning his existing business on parcel 030.01.
- b. Christian Ojeda's attorney, Paul Cross, was present on behalf of the property owner. He asked for clarification of the process. The Commission explained that this agenda item is the first step in the process of addressing the three previously identified conditions for Mr. Ojeda to come into compliance: 1. fence screening material, 2. landscaping screening, and 3. increasing street yard from 5' to 10'. Staff recommended that the Commission approve the Zoning Map amendment subject to both of the properties (Parcel 031 and 030.01) being changed to C-2. Richard made a motion, seconded by Peter to recommend rezoning both properties to Town Council. The motion passed. Earl will work on getting a sign up in front of the property to notify the town of the re-zoning.

- C. Zoning Ordinance Amendment – Building Height Increase
  - a. The Town is looking to amend Section 401 of the Zoning Ordinance to include provisions for increased building height in commercial and industrial zoning districts. Staff explains that the biggest restriction would be fire protection limitation, but that this would be a good economic opportunity for future hotel development in Monteagle. Peter motions to move forward with the zoning ordinance amendment process, which is seconded by Ed. The motion passes.

**V. Hearing of Persons Having Business Before the Commission**

- A. Dean Lay, representing Jo Lester, asked the Commission if they would be willing to work with developers who are looking to close on a property behind Sonic before Dec 31<sup>st</sup>. He asked if they would be willing to consider holding a special call meeting 14 days after the site plan is presented, even if the date for the meeting fell around the time of the holidays. The Commission said they would not make any direct promises, but they would be willing to work with the developers. Staff requested that they receive the site plan by December 10<sup>th</sup>.
- B. Matt Sparacio, a property owner of a farm behind ACE Hardware in Monteagle, apologized to the Commissioners because he realized later that he did not pull the right permits for construction on his property. He was also concerned that his land and his business's land use may be in conflict with current zoning laws. Earl suggested that he and Matt meet to discuss how to properly remedy these issues. The Commission thanked Matt for his honesty.
- C. Mr. Jim Waller, presented the Commissioners a hydrological study about the RBT Petro Construction and claimed that the grading occurring on the property currently does not match the site plan that the property owners presented originally. Earl had no comment. He said that the town could hire a third party or direct the Town's engineer to check if the site matches the original site plan. Garrett said that he could reach out to TDEC to check if a complaint has been filed or if there have been any recent inspections and forward any related information to Town Officials. Garrett also added that the Town Council or the Town's Attorney will be able to decide whether penalties will be pursued should the property be in violation. Mr. Waller concluded that the development will result in the pollution of Laurel Lake.

The meeting was adjourned at 6:46 pm by a motion made by Richard, seconded by Dorraine. The motion passed. The meeting was adjourned.

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Ms. Iva Michelle Russell, Chairman

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Janet Miller-Schmidt, Secretary