

**MINUTES**  
**MONTEAGLE REGIONAL PLANNING COMMISSION**  
**OCTOBER 5, 2021**  
**6:00 PM**

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

Michelle Russell called the meeting to order at 6:00 pm. After roll call Ms. Parmley made a motion to approve the minutes of September 7, 2021 with the correction on page 2 that the RV Park was across the street. Mr. Richard Black seconded the motion and it passed 6/0.

**STAFF & COMMUNITY REPORTS**

**BUILDING INSPECTOR’S REPORT** – Mr. Earl Geary reported that there was a zoom meeting about Lakeside Collision. After review he will need to increase the street yard from 5 ft to 10 ft, he could rezone for C-3 to C-2 or landscape and his fence issue will have to go to the BZA board. If he rezones he will not have to do the landscaping. The burden is on him to request this to the BZA board.

**OLD BUSINESS**

**ZONING ORDINANCE AMENDMENT – PERMITTED RESIDENTIAL LAND USES WITHIN R-3**—This would allow single family homes, duplexes, double-wide mobile homes and temporary dwelling units. Mr. Richard Black made a motion to recommend this ordinance to the city council. Mr. Peter Beasley seconded the motion and it passed 6/0.

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**NONCONFORMING USES AS A SPECIAL EXCEPTION – This would be on case by case basis. Ms. Janet Miller-Schmidt made a motion to recommend this ordinance to the city council with the 1207(c) taken out of the ordinance. Mr. Richard Black seconded the motion and it passed 6/0.**

**ZONING MAP AMENDMENT -RANDY TATE – Mr. Tate was not present so no action was taken.**

**ZONING MAP AMENDMENT - JASON TATE – Mr. Tate would like to have his property tax map 101, parcel 084.46 rezoned from R-3 to C-2. To allow for his business. He is going to build a 6000 sq ft building across from the National Guard Armory. Ms. Parmley made a motion to approve this zoning change. Mr. Beasley seconded the motion and it passed 6/0. Mr. Tate will start the process of rezoning.**

**GIFFORD FINAL PLAT – Ms. Gifford would like to add a bathroom to her home. There was a setback issue but that is taken care of by shifting the lot by 15 ft. Garrett Haynes recommended the approval of this plat. Ms. Dorraine Parmley made a motion to approve this final plat. Mr. Richard Black seconded the motion and it passed 6/0.**

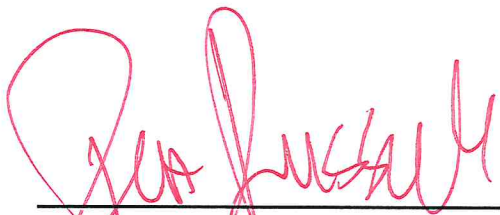
**SITE PLAN REVIEW – There was discussion on the requirements for a site plan. Commercial development needed a site plan for tow circumstances. The footprint of the existing building changed or new development of the property which involved a different use from the current use.**

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**Mr. Waller left a packet for the review of the commission. He stated that the run off and mud from RBT has contaminated Laurel Lake.**


**There being no other business the meeting adjourned at 6:45 pm.**

**Respectfully Submitted,**



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**Chairman, Iva Michelle Russell**



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**City Recorder, Debbie Taylor**