

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
DECEMBER 7, 2021
6:00 PM

PRESENT: **MARILYN RODMAN**
 MICHELLE RUSSELL
 DORRAINE PARMLEY
 JANET MILLER-SCHMIDT

ABSENT: **RICHARD BLACK**
 ED PROVOST
 PETER BEASLEY

Also present was Garrett Haynes and Annya Shalun SETDD building inspector Earl Geary.

The meeting was called to order and a roll call was made. A motion was made by Ms. Miller-Schmidt to approve the minutes of November 2, 2021. Ms. Parmley seconded the motion and it pass 4/0.

BUILDING INSPECTORS REPORT -- Mr. Earl Geary reported that he has a definition of a tiny home and the requirements. He would like this to be included in the zoning and building codes. He will send this to SETDD.

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NEW BUSINESS

Sondra Bridges – Application for Zoning Amendment
Property owner of parcels 107 021.06, 107 021.05, and 107 021.00 537 Dubose Ave. is requesting a zoning request change from C-2 to R-1 for all three lots. A building permit was issued but zoned wrong. Ms. Miller-Schmidt made a motion to recommend to the city council to rezone these lots from C-2 to R-1. Ms. Parmley seconded the motion and it passed unanimously 4/0.

Phyllis Ann Dills – Application for Zoning Amendment Property owner of parcel 022 010.00 on 714 Trussell Road is requesting a zoning request change from C-3 to R-1. Staff recommends approving a zoning request change to R-3 instead to prevent spot zoning. After discussion Ms. Miller-Schmidt made a motion to recommend to the city council to rezone this property from C-2 to R-3. Ms. Parmley seconded the motion and it passed unanimously 4/0.

Joshua Kern – Application for Zoning Amendment
Property owner of parcel 022 011.02 on 420 Trussell Road is requesting a zoning request change from C-3 to R-3. Ms. Miller-Schmidt made a motion to recommend to the city council to rezone this property from C-3 to R-3. Ms. Parmley seconded the motion and it passed unanimously 4/0.

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Subdivision and Dissolution of the Mountain Goat Parcels Plat Review. Ms. Parmley made a motion to deny this request because they are not ready. Ms. Rodman seconded the motion and it passed unanimously 4/0.

Colley's Rift access easement plat review. Ms. Parmley made a motion to deny this request. Ms. Rodman seconded the motion and it passed unanimously 4/0.

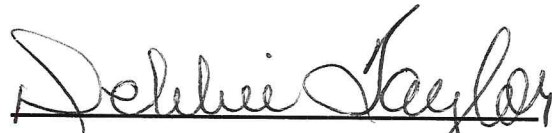
Citizens -- none

The site plan for the liquor store will come to the next meeting.

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

Respectfully Submitted,

Chairman, Michelle Russell


City Recorder, Debbie Taylor

Monteagle Regional Planning Commission Minutes
Tuesday December 7th, 2021, 6:00 pm CST

Town Hall
24 Dixie Lee Avenue
Monteagle, TN 37356

I. Call to order at 6:01 pm by the chairman.

Roll Call: Present: Iva Michelle Russell, Chairman; Dorraine Parmley; Marilyn Rodman, Mayor; Janet Miller-Schmidt

Absent: Richard Black, Ed Provost, Peter Beasley

Also present: Garrett Haynes (SETDD), Annya Shalun (SETDD), Earl Geary (Building Inspector), Joshua Kern, Sondra Bridges, Phyllis Ann Dills, Andy Patel, Jeremy Thomas

II. Approval of Previous Meeting Minutes

A. November 2, 2021.

A motion by Ms. Miller-Schmidt to accept the minutes without any changes, seconded by Ms. Parmley. The motion passed unanimously.

III. Staff and Community Reports

A. Staff-approved plat report (None)

B. Building Inspector's Report

- a. Mr. Earl Geary reported that he has a definition of a tiny home and the requirements. He would like this to be included in the zoning and building codes. He will send this to SETDD for further review and analysis, and this will be discussed at the next PC meeting.

IV. New Business

A. Sondra Bridges – Application for Zoning Amendment

- a. Property owner of parcels 107 021.06, 107 021.05, and 107 021.00 (537 Dubose Ave.) is requesting a zoning request change from C-2 to R-1 for all three lots. A building permit was issued incorrectly. Ms. Miller-Schmidt made a motion to recommend to the city council to rezone these lots from C-2 to R-1. Ms. Parmley seconded the motion and it passed unanimously 4/0.

B. Phyllis Ann Dills – Application for Zoning Amendment

- a. Property owner of parcel 022 010.00 on 714 Trussell Road is requesting a zoning request change from C-3 to R-1. Staff recommends approving a zoning request change to R-3 instead to prevent spot zoning. After discussion Ms. Miller-Schmidt made a motion to recommend to the city council to rezone this property from C-2 to R-3 with the provision that the ordinance is passed by the Town Council permitting the requested residential land use within the R-3 district. Ms. Parmley seconded the motion and it passed unanimously 4/0.

C. Joshua Kern – Application for Zoning Amendment

- a. Property owner of parcel 022 011.02 on 420 Trussell Road is requesting a zoning request change from C-3 to R-3. Ms. Miller-Schmidt made a motion to recommend to the city council to rezone this property from C-3 to R-3 with the provision that the ordinance is passed by the Town Council permitting the requested residential land use within the R-3 district. Ms. Parmley seconded the motion and it passed unanimously 4/0.

D. Subdivision and Dissolution of the Mountain Goat Parcels Plat Review

- a. Ms. Parmley made a motion to deny this request because they are not ready and representatives of the plat were not present. Ms. Rodman seconded the motion and it passed unanimously 4/0.

E. Colley's Rift Access Easement Plat Review

- a. Ms. Parmley made a motion to deny this request. Ms. Rodman seconded the motion and it passed unanimously 4/0.

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

- A. The site plan for the Monteagle Wine and Spirits liquor store will come to the next PC meeting.
- B. Anya will send planning commissioners more information on examples of Agricultural Districts from surrounding municipalities before the next PC meeting on January 4th.
- C. Thirty minutes prior to the next PC meeting, there will be a public hearing regarding the Community Development Block Grant funding.

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

Ms. Iva Michelle Russell, Chairman

Janet Miller-Schmidt, Secretary

Monteagle Regional Planning Commission
Tuesday December 7th, 2021, 6:00pm CST

Town Hall
24 Dixie Lee Avenue
Monteagle, TN 37356

Agenda

- Iva Michelle Russell, Chairman
- Richard Black, Vice-Chairman
- Janet Miller-Schmidt, Secretary

- Ed Provost Dorraine Parnley
- Peter Beasley Marilyn Rodman, Mayor

I. Call to Order

II. Approval of Previous Meeting Minutes

- A. November 2nd, 2021

III. Staff and Community Reports

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

IV. New Business

- A. Sondra Bridges – Application for Zoning Amendment
 - a. Property owner of parcels 107 021.06, 107 021.05, and 107 021.00 (537 DuBose Ave) is requesting a zoning request change from C-2 to R-1.
- B. Phyllis Ann Dills – Application for Zoning Amendment
 - a. Property owner of parcel 022 010.00 on 714 Trussell Road is requesting a zoning request change from C-3 to R-1. Staff recommends approving a zoning request change to R-3 instead to prevent spot zoning.
- C. Joshua Kern – Application for Zoning Amendment
 - a. Property owner of parcel 022 011.02 on 720 Trussell Road is requesting a zoning request change from C-3/R-3 to R-3.
- D. Subdivision and Dissolution of Mountain Goat Parcels Plat Review
- E. Cooley's Rift Access Easement Plat Review

V. Hearing of Persons Having Business Before the Commission

VI. Adjournment

Next Regularly Scheduled Meeting: January 4th, 2022