

Monteagle Regional Planning Commission
Special Call Meeting Minutes
Tuesday, March 22nd, 2002, 6:00 CDT

Town Hall
16 Dixie Lee Avenue
Monteagle, TN 37356

Agenda

I. Call to Order

At 6:00 P.M., Iva Michelle Russell, Chairman, call roll. Those Present: Richard Black, Vice-Chairman; Janet Miller-Schmidt, Secretary; Ed Provost; Peter Beasley; Dorraine Parmley; Marilyn Rodman, Mayor

II. New Business

A. A Barn on a Farm – Site Plan (Sparacio/Barry)

Discussion regarding Farm-Agriculture Codes. The Mayor told the commissioners that she was unable to download the minutes from the Spring of 2019 as the town website was inoperable today. She had read the minutes from that period which indicated the Sparacio property was within the definitions at the time and the minutes indicated there was to be a Planning Commission meeting to review the Plan for the property and a Board of Zoning Appeals meeting. But minutes from the Planning commission and the Board of Zoning Appeals in the Spring of 2019 were not found which may indicate those two committees did not meet regarding the property in question.

Nate Wilson, Town Alderman, but not speaking in that capacity, told the commissioners that in a conversation with Garrett Haynes and Annya Shalun, both Planners with the Southeast Tennessee Regional District Department, determined the property has been Agricultural property since 1998. Mayor Rodman noted the property had been feral for two years before Mr. Matt Sparacio had purchased it.

Chairman Russell, read to the Commissioners from the Attorney General's opinion regarding State Statues 6-54-126, 1-3-305 and 43-1-113 dated May 5, 1998. In short, the Attorney General's opinion was that municipalities cannot regulate agricultural land.

Ms. Russell, then asked how does the property fit into the C-2 , which this property is assigned in the Monteagle Zoning Ordinances. Does Agritourism fit into C-2? Yes. Section 301 – Zoning District Descriptions, Section 501 – Schedule of Permitted Uses and Section 503 – Agricultural Uses of the Monteagle Zoning Ordinances.

301 -Zoning District Descriptions “B. The C-2 Highway Business District is established along selected portions of major thoroughfares to provide areas for those amusements, specialized sales, and travel accommodation activities which depend on visibility from or proximity to automobiles or traffic, serve regional travelers, cater to local residents in vehicles, or provide services essential to the movement of vehicles. It is intended that such areas have properties with lot sizes, yards, and performance and development standards sufficient to ensure that activities performed on any one lot will not unduly impede the flow of traffic, will not adversely affect activities of adjoining zones, and will not infringe on the efficiency

of activities or customer attractiveness of adjacent lots. It is further intended to exclude those uses which are not necessary for service to traffic, which are not dependent on traffic, and which could reasonably be located elsewhere thus not contributing to congestion of the major thoroughfare.”

503- Agricultural Uses *“This use includes agriculture, animal husbandry, gardening, tilling of soil, the raising of crops, and horticulture, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including agricultural industry or business, such as fruit or vegetable-packing plants, animal hospitals, or similar uses.*

A. *Agricultural uses are allowed within the limits of Monteagle if the property exceeds 50 acres in size.”*

Commissioner Black asked the following questions:

- A. Is the 7.5 acres as described on the plat the only Agritourism planned now and in the future of the entire 176 acres? Mr. Sparacio answered – Yes.
- B. What type of fencing will be used will be used to encompass the 7.5 acres? Mr. Sparacio responded - a woven fence.
- C. Will there be lighting installed? Mr. Sparacio answered , the business will only be open during the daylight and only on Saturdays and Sundays.
- D. Is a sign going to be installed? No was Mr. Sparacio’s response.
Mayor Rodman, mentioned if a sign were to be used, Mr. Sparacio would have to get a permit and meet the Monteagle Zoning Ordinances.
- E. Does the Noise Ordinance come into play?
- F. What will happen with the Pen Waste? Mr. Sparacio responded explaining the animals will only be in a pen once a month, the organic farming model is being used with all of his animals.
- G. Where is the entrance to the planned business? Mr. Sparacio, showed the commissioners on the plat where the entrance will be and explained he was working with TDOT for permission of the access off US Highway 41A.

Mr. Tim Trahan explained that from the plat plan the proposed “A Barn on a Farm” Agritourism appeared to be on the flattest part of the property. Mr. Trahan and Mr. Sparacio mentioned the February, 2019, Council Meeting in which discussion regarding the C-2 zoning of the property next to the farm allowing for certified cattle. They both thought issues regarding the property use were going to the Planning Commission and the Board of Zoning Appeals in 2019.

Commissioner Parmley, recalled Mr. Spacario coming to the November Council Meeting and apologizing for the Pole Barn, but there was no paper presented at that time. Mr. Sparacio explained he had no contact from anyone for two months (Mr. Earl Greary, Town Building Inspector or the Southeastern Tennessee Regional Development District). In February, 2022, Mr. Sparacio was asked to provide a site plan. In March was the first time the Monteagle Regional Planning Commission laid eyes on a site plan.

Commissioner Black asked how far the planned animal pens are from the Country Mart. Again, Mr. Sparacio showed the commissioner on the site plan it is 939.05 feet from the Country Mart. Mr. Trahan agreed the distance was fine. Ms. Russell asked Mr. Trahan, “Do you agree with the premise of a gateway community for Monteagle?” He responded, Yes.

III. Hearing of Person Having Business Before the Commission

Mr. Trahan, owner of the Country Mart which is next to Mr. Sparacio's property explained he and Mrs. Trahan have no problem with the planned Agritourism on the property, but is disturbed that he got no communication from Mr. Sparacio or the Town of Monteagle regarding the planned use of the property. He would have liked A "Good Neighbor Policy" to have been followed. Commissioner Russell explained the Commissioners are looking into a better process and better communication. Mayor Rodman, apologized to both Mr. Trahan and Mr. Sparacio for the lack of communication regarding "A Barn on a Farm". Commissioner Provost noted the both State and Local zoning allows for the Agritourism of "A Barn on a Farm"

Commissioner Provost made a motion for the Planning Commission to approve and recommend to the Town Council the "A Barn on a Farm" site plan, seconded by Commissioner Miller-Schmidt. Chairman Russell took a voice vote. All Commissioner and Mayor Rodman voted in favor of the motion.

IV. Adjournment

Mr. Black made a motion to adjourn the meeting, seconded by Mr. Provost. The meeting was adjourned at 6:37 p.m.

The next regularly, scheduled meeting: April 5th, 2022, 6:00 P.M. CDT

Iva Michelle Russell, Chairman

Janet Miller-Schmidt, Secretary