

**MINUTES  
MONTEAGLE REGIONAL PLANNING COMMISSION  
DECEMBER 6, 2022  
6:00 PM**

**PRESENT:**                   **CHAIRMAN, IVA MICHELLE RUSSELL  
GREG MALOOF  
ED PROVOST  
JANET MILLER-SCHMIDT  
DORRAINE PARMLEY**

**ABSENT:**                   **RICHARD BLACK  
PETER BEASLEY**

**Chairman Russell did the roll call and called the meeting to order.**

**APPROVAL OF MINUTES**

**Mr. Ed Provost made a motion to approve the minutes from November 1, 2022. Ms. Dorraine Parmley seconded the motion and it passed 5/0.**

**OLD BUSINESS**

**Building permit expiration zoning code amendment – We have a city employee who will be taking classes to become the building inspector and he will have a certified person helping him until he is**

certified. Ms. Parmley made a motion to table the Building permit expiration zoning code amendment. Mr. Ed Provost seconded the motion and it passed 5/0.

## **NEW BUSINESS**

New storage facilities Ordinance as Special Exceptions use in C-2 & C-3. There was discussion on whether the town needs more storage units as a special exception in C-3 and whether the town needs property zoned I-1 industrial. Catherine street is zoned C-2. Ms. Parmley made a motion to table this and get more information. Ms. Miller-Schmidt seconded the motion and it passed unanimously 5/0.

**740 W Main Street Site Plan – Convenience Store/Restaurant/Fueling Station (Neuhoff/Holloway).** There were two issues. The 0.7 acre project fell 10,000 square feet short of the 20 percent landscaping requirement and the need 30 feet in the rear of the building for loading and unloading. They stated that the store will not be a 24 hour store. There was also discussion on TDOT granting approval on the right-of-way. They will ask for a variance for the 30 feet in the rear of the building. Mr. Ed Provost made a motion to table this until more information is given. Ms. Parmley seconded the motion and it passed unanimously 5/0.

**Hideaway Residential Subdivision Preliminary Plat –** This development is located on Wrens Nest Avenue and Highway 41 behind McDonald's. It will be 83 single family homes, 800 to 10,000 square feet on a minimum lot size of 0.4 acres. It will be gated on both sides. There was discussion on traffic, water and sewer. There will be more discussion on this project. Mr. Ed Provost made a motion to

**move this project to the January meeting. Ms. Parmley seconded the motion and it passed unanimously 5/0.**

**Discussion about Electric Vehicles Charging Stations – The commission will consider adopting an ordinance regulating electric vehicle charging stations.**

**There was also discussion on charging a fee for repeated site plan review.**

**There being no other business Ms. Parmley made a motion to adjourn the meeting. Mr. Provost seconded the motion and it passed 5/0.**

**Respectfully submitted,**

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**Chairman, Iva M. Russell**

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**City Recorder, Debbie Taylor**