

**MINUTES
MONTEAGLE BOARD OF ZONING APPEALS
NOVEMBER 1, 2022
4:09 PM**

PRESENT: **CHAIRMAN BILL BEARD
MARILYN RODMAN
RICHARD BLACK
DEDE CLEMENT
NATE WILSON**

ABSENT: **MATT UNDERHILL
MICHAEL PARMLEY**

APPROVAL OF MINUTES

Mr. Nate Wilson made a motion to approve the minutes of October 4, 2022. Mr. Richard Black seconded the motion and it passed 5/0.

The purpose of the meeting is an application for Special Exception to permit 7 parcels on West Main Street. Owner is Dean Lay. After discussion on what he is going to do there and the fill that is there, also that there is a buffer between his property and Clifftops, Mr. Nate Wilson made a motion to approve the application. Mr. Richard Black seconded the motion and it passed unanimously 5/0.

There being no other business the meeting was adjourned at 4:22.

Respectfully submitted,

Chairman, Bill Beard



City Recorder, Debbie Taylor

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
BOARD OF ZONING APPEALS
APRIL 4, 2023
4:00 PM

PRESENT:

CHAIRMAN BILL BEARD
NATE WILSON
RICHARD BLACK
JEFF O'NEAL
JODEAN WADE
DEDE CLEMENTS
GREG MALOOF

CALL TO ORDER

The meeting was called to order at 4:00 pm by Chairman Bill Beard.

APPROVAL OF MINUTES

Mr. Nate Wilson moved to approve the minutes of November 1, 2022. Mr. Richard Black seconded the motion and it passed 7/0.

NEW BUSINESS

Request for Special exception to permit an off-premise sign in a C-2 district on the premise that the sign is a Regional Tourism Development Sign. Mr. Baggenstoss was not present and will come to the next meeting.

Request for a zoning variance for the Convenience Store by Hardees'. This is a zoning variance on the site plan allowing them not to fulfill the requirement of having a 40ft setback on each side abutting a right-of-way. This particular parcel has a right-of-way on all 3 sides. Ms. DeDe Clements moved to grant the variance for the Convenience Store. Mr. Richard Black seconded the motion and it passed 6/0 with Mr. Wilson who stepped out of the meeting.

The next meeting will be May 2, 2023 at 4:00 pm. There will be 3 items. Andy Baggenstoss for signs, the Marriot Hotel for 4 stories and the campground.

Mr. Richard Black made a motion to adjourn. Ms. JoDean Wade seconded the motion and it passed 7/0.

Respectfully Submitted,

Chairman Bill Beard

City Recorder Debbie Taylor

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION BOARD OF ZONING APPEALS
MAY 2, 2023
4:00 PM

PRESENT:

CHAIRMAN BILL BEARD
NATE WILSON
RICHARD BLACK
JODEAN WADE
DEDE CLEMENTS
GREG MALOOF

ABSENT:

JEFF O'NEAL

CALL TO ORDER

The meeting was called to order at 4:00 pm by Chairman Bill Beard.

APPROVAL OF MINUTES

Mr. Nate Wilson moved to approve the minutes of April 4, 2023.

Mr. Richard Black seconded the motion and it passed 6/0. **NEW BUSINESS**

Application for Special Exceptions – 4 story Marriot Hotel next to Sonic in Monteagle – Mr. Kris Patel was present to represent the hotel. After discussion Mr. Nate Wilson moved to approve the special exception for the Marriot of 4 stories. Mr. Richard Black seconded the motion and it passed unanimously 6/0.

Application for Special Exceptions – Campgrounds in R-3 district Janet Tate is requesting special exceptions approval to build RV campgrounds sites on 3 acres of existing property at 11830 Hwy 41. Property owners within 300 ft have been sent letters. The PC determined that the lot does not have to be subdivided, as they already have enough acreage for a campground and are already operating cabin rentals. They are expanding an existing business. Mr. Nate Wilson moved to approve the special exceptions for this business. Mr. Richard Black seconded the motion and it passed unanimously 6/0.

Application for Special Exception to permit an off-premise sign to advertise Big Foot Adventures as a Regional Tourism Development Sign. Andy Baggenstoss is the applicant. Ms. Iva Russell was representing Mr. Baggenstoss as he could not attend the meeting.

After discussion Mr. Nate Wilson moved to approve a 36 sq ft sign with a 15 ft maximum height. It can be double sided no lights and this will be for Andy only. Ms. Jodean Wade seconded the motion and it failed 4/2. Mr. Richard Black moved to bring this to the meeting in June and have all property owners notified. Ms. DeDe Clements seconded the motion and it passed 6/0.

There being no other business the meeting was adjourned at 5:04 pm.

Respectfully submitted,

Chairman, Bill Beard


City Recorder, Debbie Taylor

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
BOARD OF ZONING APPEALS
JUNE 6, 2023
4:00 PM**

PRESENT:

- BILL BEARD**
- NATE WILSON**
- RICHARD BLACK**
- DEDE CLEMENT**
- GREG MALOOF**
- JODEAN WADE**
- JEFF ONEAL**

CALL TO ORDER

The meeting was called to order at 4:00 pm by Chairman Bill Beard.

APPROVAL OF MINUTES

Mr. Greg Maloof moved to approve the minutes of May 2, 2023. Ms. DeDe Clement seconded the motion and it passed 7/0.

NEW BUSINESS

Application for Special Exception -- Applicant is requesting special exception approval to permit an off-premise sign to advertise Bigfoot Adventures as a Regional Tourism Development Sign. Andy Baggenstoss is the business owner.

The ordinance states the maximum size is 120 sq. ft and the maximum height allowance in 4 stories. The board will discuss the content, size and height allowance for the sign. The location of the sign is U. S. High 41 Southwest of the Summerfield Road intersection and is in a C-2 zone. An off-premise sign that promotes or provides direction to a seasonal or year-round venue, attraction, historic landmark, natural area, cultural event, or other destination deemed by the board of zoning appeals to be of economic or cultural importance to Monteagle, Grundy County, Franklin County, or Marion County. Such signs are typically oriented towards interstate or other regional travelers and are limited to the town's commercial districts.

There was discussion back and forth between the board and Mr. Baggenstoss. After lots of discussion Mr. Richard Black moved to deny the sign application from Mr. Baggenstoss. This motion died for lack of a second. After more discussion Mr. Nate Wilson moved to allow a 64 sq. ft. double sided sign 15 ft. high for Bigfoot Adventures as a directional sign and Mr. Baggenstoss agreed to help other businesses with the sign. Mr. Jeff O'Neal seconded the motion and on roll call vote passed 5/2 with Mr. Richard Black and Ms. DeDe Clement voting No.

Mr. Richard Black moved to recommend to the Planning Commission to look at the definition of a Regional sign and the limits. Ms. DeDe Clement seconded the motion and it passed 7/0.

Mr. Richard Black moved to correct the Minutes of May 2, 2023 to read 36 ft instead of 360 ft. Mr. DeDe Clement seconded the motion and it passed 7/0.

There being no other business the meeting was adjourned at 4:43 pm.

Respectfully submitted,

Chairman, Bill Beard

City Recorder, Debbie Taylor