

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
JANUARY 3, 2023
6:00 PM

PRESENT:

ED PROVOST
GREG MALOOF
DAN SARGENT
ALEC MOSLEY
RICHARD BLACK
GREG ROLLINS
DAN BROWN
KATIE TRAHAN

Election of officers – Katie Trahan nominated Ed Provost for Chairman. Richard Black seconded the motion and it passed 7/0. Ed Provost nominated Richard Black for Vice Chairman. Alec Mosley seconded the motion and it passed 7/0. Ed Provost nominated Katie Trahan for secretary for signatures only. Richard Black seconded the motion and it passed 7/0. The City Recorder will take minutes for all meetings.

Approval of minutes – Greg Maloof made a motion to approve the minutes of December 6, 2022. Richard Black seconded the motion and it passed 8/0.

OLD BUSINESS

Building Permit expiration Zoning Code Amendment – This will be discussed at the next workshop.

740 West Main Street Site Plan – Convenience Store/Restaurant/Fueling Station – They have several issues with the site plan. The landscaping, the 30ft set back, drainage and storm water, and traffic flow. After discussion Richard Black made a motion to deny the site plan based on the issues. Alec Mosley seconded the motion and it passed 8/0.

Hideaway residential Subdivision Preliminary Plat—There was lots of discussion on this project. The sewer, roads and traffic studies, water lines, drainage and stormwater, fire hydrants, and a buffer around the project. This will be a gated community. Richard Black made a motion to deny the Preliminary Plat for the Hideaway Subdivision. Katie Trahan seconded the motion and it passed 8/0. This was based on meeting with the city’s engineer on the sewer.

New storage facilities Ordinance – There will be a Workshop on January 17, 2023.

NEW BUSINESS

Rezoning Discussion (R-1 to R-3) Charlie Kilgore – This was discussed at the workshop. He will submit an application for rezoning.

Examining Permitted Uses in Industrial C-2 and C-3 – This will be discussed at the workshop on January 17, 2023.

There being no other business the meeting adjourned at 7:02 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ed Provost", written over a horizontal line.

Chairman, Ed Provost

A handwritten signature in black ink, appearing to read "Debbie Taylor", written over a horizontal line.

City Recorder, Debbie Taylor

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
FEBRUARY 7, 2023
6:00 PM

PRESENT: **CHAIRMAN ED PROVOST GREG**
 MALOOF
 DAN SARGENT
 RICHARD BLACK
 GREG ROLLINS
 KATIE TRAHAN

ABSENT: **DAN BROWN**
 ALEC MOSELEY

Chairman Provost called the meeting to order at 6:00 pm.

Approval of minutes – Dan Sargent made a motion to approve the minutes of January 3, 2023. Greg Maloof seconded the motion and it passed 6/0.

Mr. Andy Baggenstoss was present for the workshop to discuss billboards and tourism signs for businesses in Monteagle and the County. Annya will review this and report to the board.

OLD BUSINESS

Building Permit Expiration Zoning Code Amendment – There needs to be definitions and dates included. The final draft will be sent to the city attorney for review. This will be on the March agenda.

740 West Main Street Convenience/Restaurant/Fueling Station Site Plan & Zoning Ordinance Amendment Request – There was discussion and Mr. Dan Sargent made a motion to approve the Site Plan subject to 3 conditions. The 3 conditions were:

- The engineering plans will be submitted.
- The BZA must approve a variance for the 40ft set back on all sides adjoining a Right of Way.
- Approval of a zoning ordinance amendment altering the requirement for a 30ft rear setback for an unloading/loading zone.

Mr. Greg Rollins seconded the motion and it passed 6/2 with Katie Trahan and Richard Black voting no.

Hideaway Residential Subdivision Preliminary Plat – This is a 50 acre tract of land behind McDonalds. There was discussion on traffic, sewer, two access egress points, grades of the roads and speed limits. There was a question on the requirement of a separate line

item on the utility bill for fees. Mr. Ed Provost made a motion to approve the preliminary plat subject to the engineer's points concerning the sewer system being added. The engineer points were:

1. Each individual lot will have a Sewer Maintenance Agreement that will be recorded with the plat as a property restriction which outlines the responsibilities and requirements of the property owner regarding the STEP system.
2. There will be a separate line item on the sewer bill for required fees to accommodate the system.
3. There is an existing force main from the old wastewater treatment facility which now functions as the Main Pump station carrying sewage from the entire Town of Monteagle to the wastewater treatment plant. The associated lots where this force main crosses must have the existing easement shown with restrictions recorded on the plat for fencing and structures erected along that easement.

Mr. Dan Sargent seconded the motion and on a roll call vote there was a tie vote. Richard no, Greg Rollins no, Dan Sargent yes, Greg Maloof yes, Katie Trahan no and Ed Provost yes. This item was postponed to the March 7th meeting.

Accessory Dwelling Unit Ordinance Amendment – There was discussion on the location of the ADU being in the front of the lot. Some houses are facing the bluff they would have to be on the side of their lot, but if the lot is narrow, the property would not be currently permitted to have an ADU. A solution would be to have individual applicants go to the BZA to be reviewed on a case by case basis. Mr. Richard Black made a motion that the ADU will be on the front of the lot and if it is not possible they would go to the BZA for review. Mr. Greg Rollins seconded the motion and it passed 6/0.

Then there was discussion on if they need a separate water meter from the main dwelling for the detached ADU. Ms. Katie Trahan made a motion that all ADU's will have a separate water meter if they are detached. Mr. Richard Black seconded the motion and it passed on roll call vote 6/0.

NEW BUSINESS

Zoning Ordinance Amendment regarding Site Plan Submissions – This is an ordinance to give the board and SETDD more time to review the site plans. Mr. Dan Sargent made a motion to request the city council approve this ordinance. Mr. Richard Black seconded the motion and it passed 6/0.

Comprehensive Land Use Plan/General Plan Discussion – This will be discussed at the March meeting.

Electric Vehicle Charging Station Ordinance Discussion –There was discussion on a 12-vehicle Tesla electric charging station. The ordinance will be what the requirements are. The Planning Commission did not direct staff on further direction. Annya will email the board with clarifications.

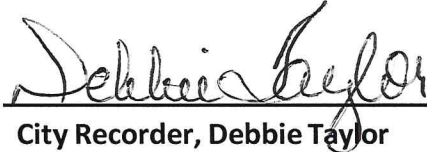
Hearing of Persons Having Business Before the Commission – Mr. Dean Lay – Because the vehicle charging stations are on the Piggly Wiggly parking lot it may require a site plan. He suggested a survey form be given to customers so the board can see how they are doing.
TIE VOTE – Annya stated that another vote will have to be done at the next meeting because of the tie vote on the Hideaway project. If the commissioners have any thoughts send them to Annya by email.

There being no other business the meeting adjourned at 7:37 pm.

Respectfully Submitted,



Chairman, Ed Provost



City Recorder, Debbie Taylor

**MINTUES
MONTEAGLE REGIONAL PLANNING COMMISSION
SPECIAL CALLED MEETING
FEBUARY 15, 2023
2:00 PM**

PRESENT: **KATIE TRAHAN
GREG MALOOF
DAN SARGENT
GREG ROLLINS
ALEC MOSELEY
DAN BROWN**

ABSENT: **ED PROVOST
RICHARD BLACK**

Acting Chairman Katie Trahan called the meeting to order at 2:00 pm. A quorum was present. There were no Staff or Community reports.

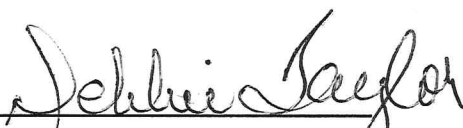
NEW BUSINESS

EV CHARGING STATIONS AT PIGGLY WIGGLY SITE PLAN (TESLA)— Representative's from Tesla were present to present the site plan for the charging stations that will be located at the Piggly Wiggly. The explained that the location is close to the interstate. There will be 12 stations 11 ft wide. There will be one handicap space. There will also be a sign for 30 minute general parking. There will be bollards around all stations and landscaping. As of now the only cars that can charge will be Tesla. Dan Sargent made a motion to approve the site plan for the Tesla charging stations at Piggly Wiggly. Greg Rollins seconded the motion and it passed 6/0.

There being no other business Alec Moseley made a motion to adjourn. Dan Sargent seconded the motion and it passed 6/0 at 2:18 pm.

Respectfully Submitted,

Acting Chairman, Katie Trahan



City Recorder, Debbie Taylor

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
MARCH 7, 2023
6:00 PM

PRESENT: **CHAIRMAN ED PROVOST**
 GREG MALOOF
 DAN SARGENT
 RICHARD BLACK
 GREG ROLLINS
 KATIE TRAHAN
 ALEC MOSELEY

ABSENT: **DAN BROWN**

Chairman Provost called the meeting to order at 6:00 pm.

Approval of Minutes – Dan Sargent moved to approve the minutes of the Special Called Planning Commission meeting on February 7, 2023. Richard Black seconded the motion and it passed 7/0. Alec Moseley moved to approve the minutes of the February 7, 2023 regular meeting. Greg Maloof seconded the motion and it passed 7/0.

STAFF & COMMUNITY REPORTS

None

OLD BUSINESS

Building Permit Expiration Zoning Code Amendment – Mayor Greg Maloof with get a legal opinion on this.

Dean Lay expressed that he did not ask the commission to move uses from ID to the C-3 zoning. Leslie Allen discussed why she does not agree with any changes to the C-3 zoning, and why she doesn't agree with allowing

propane tank storage. Staff was directed to prepare an ordinance moving self-storage units from C-2 to C-3 and also allowing warehouses, propane tank storage in C-3.

GENERAL PLAN -- There was discussion on the general plan as to cost and citizen input. Nate Wilson wanted the commission to recommend to the city council to start the process of a general plan. This will be a costly project and the Mayor will look into it and get back to the commission at the next meeting.

HIDEAWAY RESIDENTIAL SUBDIVISION PRELIMINARY PLAT – There has been discussion on this project for several months. Greg Maloof moved to accept the plat. Dan Sargent seconded the motion. There was more discussion on the entrance and exits to the subdivision. Several property owners on Wrens next expressed their concerns as well as other citizens. There was discussion on the sewer issue and the email from the city engineer. Mr. Maloof withdrew his motion. Katie Trahan moved to approve the site plan with the sewer conditions outlined in the engineers email and making the entrance at Wrens Next an emergency entrance only. Richard Black seconded the motion and on roll call vote 7/0.

TACO BELL – Site Plan for the Taco Bell was reviewed. There was discussion on adding sidewalks if possible. Alec Moseley moved to approve the site plan and adding sidewalks. Greg Rollins seconded the motion and it passed 7/0.

VOLUNTEER BEHAVIOR HEALTH SERVICES SITE PLAN – There was no representation present so Annya will email them.

ZONING ORDINANCE AMENDMENT REGARDING 30FT REAR SETBACK FOR LOADING/UNLOADING ZONES – The 3 conditions for the 740 West Main Street Convenience/Restaurant/Fueling Station were discussed. This being one of the conditions. Alec Moseley moved to send this ordinance to the city council for approval. Greg Maloof seconded the motion and it passed 7/0.

CHECKLIST – There was discussion and Alec Moseley moved to have Annya do a checklist for staff site plan review for the next planning commission meeting. Greg Maloof seconded the motion and it passed 7/0.

PLANNING COMMISSION BY-LAW AMENDMENTS – After discussion Rollins moved to approve the changes to the By-Laws. Dan Sargent seconded the motion and it passed 7/0.

SUBDIVISION REGULATIONS ORDINANCE CHANGE – This ordinance will change the time period for preliminary and final major subdivision plats from 7 days to 30 days prior to the next scheduled planning commission meeting and remove soil map requirements for plat submittals. Alec Moseley moved to send this ordinance to the city council. Greg Rollins seconded the motion and it passed 7/0.

There being no other business Dan Sargent moved to adjourn the meeting. Greg Rollins seconded the motion and it passed 7/0 at 7:22 pm.

Respectfully Submitted,



Chairman Ed Provost



City Recorder, Debbie Taylor

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
SPECIAL MEETING
APRIL 20, 2023
10:30 AM**

PRESENT: **KATIE TRAHAN
GREG MALOOF
DAN SARGENT
ALEC MOSELEY
GREG ROLLINS**

ABSENT: **ED PROVOST
RICHARD BLACK
DAN BROWN**

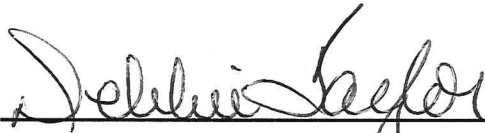
ALSO PRESENT: **ERICA CHESSOR HIDEAWAY SUBDIVISION**

Ms. Katie Trahan called the meeting to order. The Hideaway Subdivision has an approved site plan. Do any members have a motion. There were no motions.

Mr. Greg Maloof moved to adjourn the meeting. Mr. Alec Mosley seconded the motion and it passed 5/0 at 10:40 am.

Respectfully Submitted,

Acting Chair, Katie Trahan



City Recorder, Debbie Taylor

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
APRIL 4, 2023
6:00 PM

PRESENT: **CHAIRMAN ED PROVOST**
 GREG MALOOF
 RICHARD BLACK
 DAN BROWN
 ALEC MOSELEY
 KATIE TRAHAN
 GREG ROLLINS

ABSENT: **DAN SARGENT**

Chairman Provost called the meeting to order at 6:00 pm.

APPROVAL OF MINUTES

Mr. Greg Maloof moved to approve the minutes of March 7, 2023. Mr. Greg Rollins seconded the motion and it passed 7/0.

OLD BUSINESS

Building Permit Expiration Zoning Code Amendment – this was discussed briefly and will be discussed at the next meeting.

Comprehensive Plan Discussion – There is an AIA foundation that will help the city with the design of the general plan. Mr. Alec Moseley moved that the planning commission recommend to the City Council that we do the general plan and the council and the community fund meals, airfare and motels in support of the plan. Mr. Greg Rollins seconded the motion and it passed 7/0.

Hideaway Residential Subdivision -- Mr. Tom Kale discussed the property owners rights. Several citizens had comments on the rights of others. Mayor Maloof on legal advise from the city attorney, he proposed the Wren's nest road exit be full access and be moved closer to McDonald's to alleviate traffic. The developer agreed to provide land on the left and right side of the road to allow for future development. Mr. Maloof moved to amend the prior action by striking the requirement that the entrance on Wren's Nest Road be emergency use only and approve the Preliminary Site Plan as amended, with a second entrance on Wren's Nest Road for public use. Ms. Katie Trahan seconded the motion and it failed 5/2 on roll call vote. There will be a Special Called Meeting with attorneys present on April 20th.

NEW BUSINESS

Laundromat Site Plan – After review there are no issues with the site plan. There was discussion on the sewer and that will be taken care of by the property owner. Mr. Alec Moseley moved to approve the site plan for the laundromat. Mr. Richard Black seconded the motion and it passed 7/0.

Marriot Hotel site plan – This is at 300 Monteagle Square off of Wren's Nest Road. Mayor Greg Maloof moved to approve the site plan for the Marriot Hotel with the requirement of Special Exceptions approval for a 4 story by the BZA. Mr. Greg Rollins seconded the motion and it passed on roll call vote 5/2.

Volunteer Behavior Health Services Site plan – Mr. Greg Stamps discussed the site plan presented. The rear of the building does not meet the setbacks and there was a parking issue. Mr. Stamps withdrew his plan and will come back to the board.

C-2/C-3 Zoning District Amendment for Uses -- There was discussion and Mr. Alec Mosley moved to recommend this Ordinance to the City Council. Mr. Greg Maloof seconded the motion and it passed 7/0.

Zoning Ordinance Site Plan Checklists Amendment – After discussion Mr. Alec Moseley moved to recommend this Ordinance to the City Council. Mr. Ban Brown seconded the motion and it passed 7/0.

Hearing of Persons Having Business before the Commission – Mr. Dean Lay asked that the new map be put in the Conference Room so that the citizens can see it. He also discussed water and sewer consolidation for all utility entities on the mountain.

There being no other business the meeting adjourned at 7:46 pm.

Respectfully submitted,



Chairman Ed Provost



City Recorder Debbie Taylor

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
MAY 2, 2023
6:00 PM**

PRESENT: **CHAIRMAN ED PROVOST
RICHARD BLACK
DAN SARGENT
KATIE TRAHAN
ALEC MOSELEY
GREG MALOOF**

ABSENT: **GREG ROLLINS
DAN BROWN**

CALL TO ORDER

Chairman Provost called the meeting to order at 6:00 pm.

APPROVAL OF MINUTES

Mr. Dan Sargent moved to approve the minutes of April 4, 2023. Mr. Alec Moseley seconded the motion and it passed 6/0. Mr. Greg Maloof moved to approve the minutes of the special planning commission of April 20, 2023. Ms. Katie Trahan seconded the motion and it passed unanimously 6/0.

OLD BUSINESS

Building Permit Expiration Zoning Code Amendment – There was discussion on adding fees, the cost of the permits are based on the cost of the project. There could be a 10% fee based on the value of the project. There could be weather delays rain and snow. You can get an extension with a written request for 180 days if there is work going on at the project site. The question

was asked what happens at the end of 18 months. There will be more discussion at the next meeting.

Volunteer Behavior Health Services Site plan – There was no representative present so Mr. Alec Moseley moved to deny this project until someone comes to the meeting. Mr. Richard Black seconded the motion and it passed 6/0.

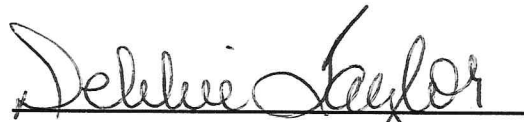
Mayor Greg Maloof discussed Ordinance 7-23 an ordinance to amend section 501 of the zoning ordinance to remove self-storage from C-2 and add self-storage facilities, general warehouses, and hazardous and flammable materials sales and storage as special exceptions in C-3 as well as amend language in section 520. There was a misunderstanding at the city council meeting on this issue. Mr. Alec Moseley moved to send this ordinance back to the city council for approval. Mr. Dan Sargent seconded the motion and it passed 6/0.

There being no other business, Mr. Richard Black moved to adjourn the meeting. Mr. Dan Sargent seconded the motion and it passed 6/0. At 6:28 pm.

Respectfully submitted,



Chairman, Ed Provost


City Recorder, Debbie Taylor

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
JUNE 6, 2023
6:00 PM**

PRESENT: CHAIRMAN ED PROVOST
GREG MALOOF
KATIE TRAHAN
DAN BROWN
GREG ROLLINS
DAN SARGENT
RICHARD BLACK

ABSENT: ALEC MOSELEY

CALL TO ORDER

The meeting of the Monteagle Regional Planning Commission was called to order at 6:00 pm by Chairman Ed Provost.

APPROVAL OF MINUTES

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

OLD BUSINESS

Building Permit Expiration Zoning Code Amendment – This was discussed and there are several changes that will need to be sent to

Annya to put in the ordinance. The power to inspect, remove the fee and weather wet or frozen. Mr. Richard Black moved to recommend this to the city council. Mr. Dan Brown seconded the motion and it passed 7/0.

NEW BUSINESS

Volunteer Behavior Health Services Site Plan – They added parking in front, they have a side setback of 12-14 ft to the property line and there will be vegetation between them and the Church. Staff recommends approval of the site plan. Mr. Richard Black moved to approve the site plan. Mr. Greg Maloof seconded the motion and it passed 7/0.

Campgrounds in C-3 district – Campgrounds have to be 3 acres. Mr. Randy Hill was present to discuss this project. They will be combining 3 lots that will be enough property for the campground. They would like to use the lot up front for the office and a store. The board would like to get more information and staff recommended looking at allowing campgrounds in C-3 instead of changing the zoning. This will be discussed at the next meeting.

The next meeting was set for July 11, 2023 because of the Holiday.

Mr. Richard Black moved to adjourn the meeting at 6:25 pm.

Respectfully submitted,

Chairman Ed Provost

City Recorder, Debbie Taylor

MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
JULY 13, 2023
4:00 PM

PRESENT: ED PROVOST
GREG MALOOF
DAN SARGENT
ALEC MOSELEY


ABSENT: KATIE TRAHAN
RICHARD BLACK
GREG ROLLINS
DAN BROWN

There was no meeting for lack of a quorum.

The next meeting will be August 1, 2023 at 4:00 pm.

Respectfully submitted,

Mayor Greg Maloof



Debbie Taylor City Recorder