

**MINUTES
MONTEAGLE REGIONAL PLANNING COMMISSION
SEPTEMBER 5, 2023
5:00 PM**

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

ABSENT: GREG ROLLINS
DAN BROWN

CALL TO ORDER

The meeting of the Monteagle Regional Planning Commission was called to order at 5:00 pm by Chairman Provost.

APPROVAL OF MINUTES

Mr. Dan Sargent moved to approve the minutes of August 1, 2023. Mr. Greg Maloof seconded the motion and it passed 6/0.

OLD BUSINESS

CAMPGROUNDS in C-3 district: discussion on allowing as either an allowed or use on review (Randy Hill). Campgrounds are allowed in C-2 and

R-4 and special exception in R-3. There could be a zoning change or a special exception in C-3 which will go to the BZA. If the zoning is changed it would be for all C-3 properties of 3 acres or more. This would be on a case-by-case basis. Ms. Trahan asked to put this on hold. She feels a change in zoning without research is inappropriate. Mr. Hill has four parcels shown on the map he provided. He wants to combine them for his campground. He would also like to clear his lots, and he will get the permit that is required.

MINIMUM SQUARE FOOTAGE FOR RESIDENTIAL STRUCTURES –
Setting minimums by residential district. There was discussion on the standard size of a home. The ordinance calls for 600 to 800 in R-2 and R-3. Some members of the commission feel that they do not want to tell property owners what size home to build. Mr. Alec Moseley moved to have all residences have a minimum square footage of 800 sq. feet. Mr. Richard Black seconded the motion and it passed 6/0.

DISCUSSION ON THE PC MEETING DATE/TIME – There was discussion and Mr. Chad Reese stated that the regular time and date works for him temporarily. Mr. Dan Sargent moved to leave the meeting on the first Tuesday of each month at 5:00 pm temporarily. Mr. Alec Moseley seconded the motion and it passed unanimously 6/0.

NEW BUSINESS

COLLEGE STREET RIGHT-OF-WAY ABANDONMENT – Mr. Chad Reese enclosed a sample Ordinance to close College Street. There is a question of where utilities are located and the width of the easement. Mr. Reese did contact TDOT about access to the main street. He presented a letter from TDOT which will be formalized with the submission of plats/site plans.

DISCUSSION ON SUBDIVISION AND ZONING CHANGES/UPDATES --
Ms. Katie Trahan requested that the wording be changed on the certificates because she does not feel comfortable signing a certificate that says the planning commission approved something that they haven't even seen. She and Mr. Reese will work on this and have a draft at the next meeting.

HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION –
Mr. Billy Best would like to have 1207C in the zoning ordinance reviewed to see if a public hearing was done. He inquired about overnight parking in business parking lots when the businesses are closed.

There being no other business the meeting adjourned at 6:12 pm.

Respectfully submitted,



Chairman Ed Provost



City Recorder, Debbie Taylor