

## **MINUTES**

### **MONTEAGLE REGIONAL PLANNING COMMISSION MEETING**

**February 20, 2007**

**PRESENT:**        **Dean Lay**  
                      **Andy Baggenstoss**  
                      **Eddie Derryberry**  
                      **Lex Orr**  
                      **Charles Rollins**  
                      **Carter Underhill**  
                      **Stacy Morrison**

**The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:00 PM by Chairman Dean Lay.**

**With a correction to Page 2., Item 1. to strike the width of the road, Mr. Orr made a motion to approve the Minutes of the meeting of January 16, 2007. Mr. Underhill seconded the motion and it carried 6/0.**

#### **HEARING OF PERSONS NOT ON THE AGENDA**

- 1. EAGLE BLUFF ESTATES – Ronnie Prince was present to discuss this development. Stacy Morrison said he had not received anything on his recommended changes yet. Mr. Prince said he would get with his surveyor tomorrow to check on this.**
- 2. EAGLE'S CREEK SUBDIVISION – Pam Peck was present at this meeting. She stated that the old copy of this plat was inadvertently used to get the signatures. The new copy has not been signed, but was approved. The board told Mrs. Peck that she just needs to get the new plat signed and recorded.**

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**OLD BUSINESS**

- 1. COMMUNITY REPORT – Stacy Morrison reported that he met with New Life Development to discuss issues with water and sewer. We are trying to work out an agreement between Monteagle and S.U.D. They will try to have a preliminary plat for the March meeting.**
- 2. URBAN GROWTH BOUNDARY – It was reported that we have still had no action from the county on our request for a meeting of the coordinating committee. Stacy Morrison said he has talked to the Development District to get them to talk to the County Mayor about reconvening the coordinating committee. The city recorder was asked to write a letter to Boo Bouldin stressing the urgency of doing this.**

**NEW BUSINESS**

- 1. JERNIGAN PROPERTY – FINAL PLAT – Stacy Morrison said he has reviewed this plat and recommended approval. Eddie Derryberry made a motion to approve the final plat for this property. Andy Baggenstoss seconded the motion and it passed 6/0.**
- 2. SHADOW ROCK – PHASE III – FINAL PLAT – This phase includes lots 13 to 22. Stacy Morrison said he has reviewed this plat and recommended approval. Lynn Stubblefield asked if Monteagle has enough water to supply this subdivision and the mayor stated that we do. Mr. Orr made a motion to approve this plat. Mr. Underhill seconded the motion and it passed 6/0.**

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- 3. HIGHLAND BLUFF ESTATES – PRELIMINARY PLAT – Mr. Richard List was present to discuss this 97-lot subdivision. He explained that they are planning to run a 4000 foot 6" line to Timberwood Subdivision to provide water for Highland Bluff. The roads inside this subdivision will be private. The mayor noted that the water lines will have to be looked at to see if there is adequate water. Stacy Morrison said the preliminary approval is conditional and it could be approved subject to the water issue being worked out. Mr. Orr made a motion to approve the preliminary plat subject to all issues with the water line being worked out. Mr. Derryberry seconded the motion and it passed 6/0.**
  
- 4. AMENDMENT TO SUBDIVISION REGULATIONS – Stacy Morrison reported that most sub regs allow for a maximum street grade of 14%. Our regs allow a maximum of a 10% grade. He recommended that we amend our regs to allow a maximum of a 14% grade. Mr. Derryberry made a motion that we amend our sub regs to provide for a maximum street grade of 14%. Mr. Baggenstoss seconded the motion and it passed 6/0. There will be a Public Hearing on this proposed amended at the March 20, 2007, meeting.**

**This meeting was recessed at 6:51 PM and will reconvene at 6:00 PM on March 6<sup>th</sup>.**

**Respectfully submitted,**

  
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**Joy Sturtevant, City Recorder**

# **MINUTES**

## **BOARD OF ZONING APPEALS MEETING**

**February 20, 2007**

**PRESENT:**        **Dean Lay, Chairman**  
                  **Andy Baggenstoss**  
                  **Eddie Derryberry**  
                  **Lex Orr**  
                  **Charles Rollins**  
                  **Carter Underhill**  
                  **Stacy Morrison**

**This meeting of the Monteaule Board of Zoning Appeals was called to order at 6:51 PM by Chairman Dean Lay.**

**The only item before the Board is a request from Andy Baggenstoss for a 2.18 foot variance on the rear setback his property where Larry's Army Navy is located. Mr. Baggenstoss stated that he is a member of the Board and the owner of this property. He also noted that he is the owner of the adjacent property. Stacy Morrison said the he could not recommend approval of this request for a variance because it could easily be resolved by Mr. Baggenstoss moving the property line back 2.18 feet. Following a discussion of the request, Charles Rollins made a motion to approve the variance. Andy Baggenstoss seconded the motion and one of the Board members questioned if he could do this. Stacy Morrison stated that Mr. Baggenstoss has declared that he is the owner of the property in question and state law says that having done that, he is then allowed the same voting privileges as if he did not own it. Following a roll call vote, the motion failed 2/3 with Mr. Lay abstaining. Mr. Baggenstoss asked what his next step is and was told to get his surveyor to move the lot line and get that plat approved and recorded.**

**There being no further business, the meeting adjourned at 7:07 PM.**

**Respectfully submitted,**

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**Joy Sturtevant, City Recorder**

# Monteagle Regional Planning Commission

## AGENDA

FOR THE MEETING OF

TUESDAY -- February 20, 2007

Meeting 6:00 PM

- I. CALL TO ORDER
- II. APPROVAL OF PREVIOUS MEETING(S) MINUTES
- III. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION (Persons Not Already on the Agenda)
- IV. OLD BUSINESS / COMMUNITY REPORTS
  - A. Community Reports
  - B. Urban Growth Boundary Amendment
  - C. Any Other Properly Presented Old Business
- V. NEW BUSINESS
  - A. Jernigan Property -- Final Plat
  - B. Shadow Rock Phase III -- Final Plat
  - C. Highland Bluff Estates (Mosley Point) -- Preliminary Plat
  - D. Subdivision Regulations Amendment - Discussion
  - E. Any Other Properly Presented New Business
- VI. ADJOURNMENT

NEXT SCHEDULED MEETING: March 20, 2007