

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION MEETING

November 13, 2008

PRESENT: **Dean Lay**
 Eddie Derryberry
 J D Oliver
 Charles Rollins
 Carter Underhill

The regular monthly meeting of the Montecagle Regional Planning Commission was called to order at 5:00 PM by Chairman Dean Lay.

The Minutes of the regular meeting of September 16, 2008, the BZA meeting of September 30, 2008, and the special meeting of September 30, 2008, were approved as presented on a motion by Carter Underhill which was seconded by Eddie Derryberry and passed 4/0. (There was no meeting in October due to lack of business.)

OLD BUSINESS

None

NEW BUSINESS

- 1. DONNA KERSTETTER – The Planning Commission met Thursday November 6th, but there was no quorum, so the meeting was delayed until this date. The Building Inspector has put a stop-work order on the project and he explained the situation. He stated that when he issued the permit it was his assumption that the roadway that the garage faces was a private drive. After having done research, it has been determined that Valley View Drive is, in fact, a private drive. The city has put gravel on it a few times in the past because there is more than one house on this driveway, but does not generally maintain it. One of the neighbors has complained because the garage that Ms. Kerstetter is replacing was a small, single-car garage. She is replacing it with a large, two-car, two-**

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story building that is in the same location as the other building which was about five feet from the property line. (J D Oliver arrived at this point in the meeting.) After a lengthy discussion about setbacks and the possibility of having to do a variance through the BZA, Earl Geary, the Building Inspector, read a section of the R-1 regs. The portion Mr. Geary read is 2. f., which says that accessory buildings can be built “not closer than 5 feet to any lot line, or 10 feet from any existing building on an adjacent lot.” Eddie Derryberry made a motion to instruct the Building Inspector to lift the stop work order in conjunction with Section 3.040, 2., f. of the zoning ordinance. Charles Rollins seconded the motion and it passed 5/0. Chairman Lay asked if we need to change the building permit application for the future. He asked James David Oliver to review this for the next meeting. It was also noted that Mr. Geary is authorized to not issue a building permit if he has any questions about the property lines. The Board thanked Mr. Geary for the good job he has done as our Building Inspector.

2. **SHADOW ROCK - PHASE IV – FINAL PLAT** – Dan Lee was present with his final plat for Phase IV of the Shadow Rock subdivision. The only change from the preliminary plat was Chad Reece’s recommendation that the “Typical Roadway Section” be shown on the plat. That has been done. Carter Underhill made a motion to approve the final plat of Phase IV of Shadow Rock subdivision. Charles Rollins seconded the motion which passed 5/0.

There being no further business the meeting adjourned at 6:00 PM.

Respectfully submitted,



Joy Sturtevant, City Recorder