

**MONTEAGLE REGIONAL PLANNING COMMISSION  
MINUTES FOR THE MEETING OF  
Tuesday December 16, 2008**

The Meeting of the Montecagle Regional Planning Commission was called to order by Chairman Dean Lay promptly at 6:00 P.M.

**Members Present:** Chad Reese, Regional Planner, Dean Lay, Eddie Derryberry, Carter Underhill, Andy Baggenstos, and Lex Orr

**Members Absent:** James David Oliver, Mayor Charles Rollins

There were no minutes of the previous meeting available to be reviewed and Approved. They will be submitted at our next meeting

***OLD BUSINESS*** – None

***NEW BUSINESS*** –

- A. **ARMORY COURT SUBDIVISION; PRELIMINARY PLAT** – A Preliminary Plat for the Armory Court Subdivision was submitted. Several items were discussed; street names, setbacks, and conveyance of right-away. A motion to approve the preliminary Plat was made by Lex Orr; seconded by Andy Baggenstoss. Motion passed unanimously.
- B. **ARMORY COURT SUBDIVISION** - A request for approval on the Final Plat on the Armory Court Subdiviosion was denied on a motion by Eddie Derryberry; seconded by Andy Baggenstoss. A request for approval of a Final Plat will be submitted at the January Meeting.
- C. **PARKER STREET REZONING REQUEST; R-3 to C-3** – A request was made for the construction of another building on the same property. This can be done in an R-3 if on same property. The request was withdrawn; non-conforming use. Discussion of compliance with set-backs. Lex Orr moved to deny their request; seconded by Carter Underhill. Passed unanimously.
- D. **UPDATE ON COOLEY’S RIFT DEVELOPMENT** - Present FROM Cooley’s were Doug Hale and Kevin Tucker. A new drawing was submitted and a discussion was held regarding their requested changes of the current regulations of 20 units per 700 feet to 60 units per 4600 feet. Widths of roads in cul de sacs of 22 feet and main roads of 24 feet were discussed.

Additional Emergency Access has been added from Deep Woods. There is now a total of (5) five. Discussion of changing the PUD to 2500 feet was held.

Staff is reviewing requests and regulations. They will formally submit at our January Meeting.

- D. Carter Underhill brought up an issue of a **SPORTS MEDICINE SIGN** (Alan Valenzuela), that would seem to be in the front yard of Mary Johnson. The sign is mis-leading and needs to be addressed. It seems to imply that Ms. Johnson is offering a **SPORTS MEDICINE SERVICE** which is not the case. Lex Orr made a motion, seconded by Carter Underhill to refer this situation to the City Council for resolve. Motion passed unanimously.

There being no further business the meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Lex Orr; Acting Secretary

# *Monteagle Regional Planning Commission*

**A G E N D A  
FOR THE MEETING OF  
Tuesday – December 16, 2008  
6:00 P.M.**

- 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. Any Properly Presented Old Business**
- V. NEW BUSINESS**
  - A. Armory Court Subdivision – Preliminary Plat**
  - B. Armory Court Subdivision – Final Plat**
  - C. 14 Parker St. Rezoning Request – R-3 to C-3**
  - D. Update on Meeting with Cooley's Rift Developers**
  - E. Any Other Properly Presented New Business**
- VI. ADJOURNMENT**

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**Next Meeting Date: January 20, 2008, at 6:00 P.M.**