

MINUTES

**MONTEAGLE REGIONAL PLANNING
COMMISSION MEETING**

August 18, 2009

**PRESENT: Carter Underhill
Eddie Derryberry
Mary Jane Flowers
JD Oliver
Andy Baggenstoss
Chad Reece**

The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:00PM by Chairman Carter Underhill

Due to the city recorder's absence at this meeting there were no minutes to approve from the previous meeting and Mary Jane Flowers was asked to record minutes for this meeting.

OLD BUSINESS:

NONE

NEW BUSINESS:

- 1. Whitmere subdivision preliminary plat was presented to council. Council reviewed and discussed plat, noting many positive elements shown including the shading of suitable septic areas and plainly stated maximum dwelling size per lot. Chad Reece saw no issues that needed addressing at this time. Andy Baggenstoss motioned to approve the preliminary plat as presented; Eddy Derryberry seconded the motion and it passed 5/0.**
- 2. Whitmere subdivision Final plat was presented to council. Chad's initial concern was that the plat was missing one signature. TDEC had not signed the designated location on plat. The council was assured that TDEC had been consulted and that the signature had not been obtained due to the illness of the TDEC official. Andy**

Baggenstoss and Mary Jane Flowers brought up discussion about the requirements of the Monteagle Regional Planning Commission for approval of a final plat. Chad Reece did clarify that under the correct procedure all signatures must be on the plat before final approval of a subdivision can be given. Chairman, Carter Underhill, noted that while not all qualifications had been met we could approve the plat with a contingency that before progressing forward the Whitmere subdivision must submit a final plat with all final signatures to be signed by the Planning and Zoning then properly recorded. Eddy DerryBerry made motion that Final Plat of Whitmere subdivision be approved with the contingency that final plat with all signatures including TDEC be submitted to James David Oliver for signature and proper recording. Andy Bagenstoss seconded this motion and it passed 5/0.

- 3. Pam PECK from Century 21 brought to the attention of the Council that her lots located along main street were not zoned clearly. She is in the process of selling one of these lots to a potential bank for Monteagle and needs to be sure that the lot is properly zoned c-1 for this type of construction. The council discussed where these lots were located and consulted the zoning map. Chairman Carter Underhill noted that the noted properties were bordered by a large residential piece of property owned by the Harton family. Council felt the location of these properties were in close proximity to C-1 zoning and may even be divided by the zoning line. After the discussion Eddy Derryberry made a motion to suggest that City Council change all three parcels including Lot 1, Tax Map 107G, group C, parcel 3.01 to be classified as C-1. The remaining Tax and lot information to be gathered and submitted in letter format to the Council for the meeting scheduled August 25,2009. JD Oliver seconded the motion and it passed 5/0.**

Pam PECK inquired about the rezoning process of the City as well as who to talk with about the water and sewer for the proposed bank property. The Monteagle Planning Commission directed her to talk with the city recorder as to the timeline of processing the change in zoning and to the Head of the water department, Kevin Gilliam, concerning the water and sewer issues.

4. Chad Reece then presented a Zoning Map to each member asking each one of them to review and develop any questions or concerns they may have with this existing map. The zoning map is in the process of being filed digitally which will clear up discrepancies with current map as well as corresponding directly with the tax map. Once this map is uploaded it can also be used on the city's website for community use. Any questions or concerns need to be directed to Chad before or at the next scheduled Planning Commission meeting in September.

5. Chad also presented a simplified Subdividing checklist that the council had asked him to put together. This list is being designed as a guide for developers that can be given out at the town office as well as posted on the town website. This was presented to the council for review and will be discussed at a later meeting. Chad is also working on developing a similar type checklist for obtaining a residential or commercial building permit.

There being no further business the meeting adjourned at 6:50PM.

Respectfully submitted,


Mary Jane Flowers

Monteagle Municipal-Regional Planning Commission
Agenda Summary
November 17, 2009

V. NEW BUSINESS

A. Modern Dave's Café - Site Plan

Background:

Architect Walter Patton Watkins has submitted a site plan for a change of occupancy. The building formerly occupied by Kay Sanders Properties is now occupied by Modern Dave's Café. The building contains 4,500 square feet. It is situated on a lot that is 0.89 acres. The front of the building abuts W. Main Street and the rear of the building abuts First Street. The property is in Zoning District C-1.

The following recommendations are made in accordance with the Monteagle Subdivision Regulations and Zoning Ordinance.

Analysis:

Staff reviewed the site plan to ensure conformance with special attention to access control (Supplementary Provisions, Sec. 4.010), off-street parking requirements (Sec. 4.030), and site plan requirements (Sec. 4.150). Staff recommended that the width of the entrance be reduced from 31' to 30'. Staff also recommended that the ten-foot gap between the planters be closed off with additional planters so that it is not perceived as a secondary access point, as discussed via telephone at approximately 1:30 p.m. on November 9, 2009.

Recommendation:

With these corrections, the site plan will meet requirements for access and parking. Staff recommends approval.

B. Barbara Davis – Final Plat

Background:

Surveyor Charles Schaerer has submitted a final plat for a 2-lot subdivision at the corner of Bluebird Lane and Thomas Road. Lot 1 contains 1.06 acres and Lot 2 contains 1.94 acres.

The following recommendations are made in accordance with the Monteagle Subdivision Regulations and Zoning Ordinance.

Analysis:

1. Correct building setbacks.
2. Include Minor Subdivision B Certificate.

Recommendation:

The plat will appear to conform to the subdivision regulations and zoning ordinance once the above items have been addressed.

C. Marvin W. Johnston – Site Plan

Architect Marvin W. Johnston is submitting a site plan for a physical therapy center.

Monteagle Regional Planning Commission

**A G E N D A
FOR THE MEETING OF
Tuesday – November 17, 2009
6:00 p.m. CST**

- 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. Modern Dave's Café - Site Plan**
 - B. Barbara Davis – Final Plat**
 - C. Marvin W. Johnston – Site Plan**
- VI. ADJOURNMENT**

Next Meeting Date: December 15, 2009, at 6:00 p.m. CST