

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION MEETING

June 15, 2010

PRESENT: **Carter Underhill**
 Andy Baggenstoss
 Eddie Derryberry
 Mary Jane Flowers
 Marilyn Nixon
 J D Oliver
 Lex Orr

The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:03 PM by Chairman Carter Underhill.

The Minutes of the regular meeting of May 18, 2010, were approved as presented on a motion by Lex Orr which was seconded by J D Oliver and passed 7/0.

HEARING OF PERSONS NOT ON THE AGENDA

None

OLD BUSINESS

1. COMMUNITY REPORT – Andy Baggenstoss said he had no report yet on the Growth Boundary. He hopes to have something for the next meeting.

2. TINSLEY – Tinsley has asked the Town of Monteagle to annex an area at the foot of the mountain where they want to operate a rock quarry. Their attorney, Floyd Don Davis, said he had been asked about the possible revenue from the business and brought a CPA, Mr. Richard Cooper, with him. Mr. Cooper discussed sales tax from the operation of the plant and explained that sales tax is charged on all of the product unless it is sold to a city, county, or state or is used in the construction of a sewer treatment plant. It was stated that the project local share of the sales tax would be about \$140,000.00 per year. Mr. Davis then discussed a plan of service and noted that, if the town considers the annexation, it

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would have to be done by referendum. Several residents of the area were present to voice their opposition to the annexation of this property, including Michael Rutter, Daphne Oliver, David Barnes, and Virginia Hill who spoke out against the Town of Monteagle considering this property for annexation. J D Oliver asked questions about the location of the rock quarry and whether or not there was already a rock quarry in this county. The proposed quarry is about a mile and 3/4 from Cedar Mountain and there is a rock quarry already in Franklin County. Andy Baggenstoss asked if there is an expert who can say for sure if this rock quarry would affect Cedar Mountain. There is not. Peter Tinsley discussed property in the area and the fact that Franklin County police would answer calls if there was a problem at the quarry. J D Oliver made a motion to recommend to the city council to send this to legal council to study this issue and review the legalities of this annexation request, to check with MTAS about their report, and, if need be, have a geologist check into the effect on this area. Andy Baggenstoss seconded the motion. It failed on roll call vote 4/2 with Marilyn Nixon passing and Andy Baggenstoss and J D Oliver voting yes. Eddie Derryberry made a motion that the Planning Commission deny the request for annexation and to not recommend sending this back to the city council. Lex Orr seconded the motion and it passed 4/1 with Marilyn Nixon and Andy Baggenstoss passing and J D Oliver voting no. Mayor Nixon noted that we will still send this to an attorney for review.

NEW BUSINESS

2. 2010-11 ANNUAL PERFORMANT REPORT & PROGRAM DESIGN – Lex Orr made a motion to authorize the chairman to sign the plan for the coming year. Mary Jane Flowers seconded the motion which carried 7/0.

3. URBAN GROWTH BOUNDARY – Chairman Underhill said the UGB map needs to be corrected and tabled this until next month.

4. CORPORATE ROAD MAPS – Chairman Underhill stated that he is working with a group labeling the streets within the city limits as to what is public and what is private. The committee will meet again on Thursday at 4:00. He asked J D Oliver about Boswell and Blackberry and Mr. Oliver said these had been accepted by the city. We will try to find the Minutes where this was done.

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5. STATUS OF PROJECTS – Michael Trueblood asked about the status of recent zoning ordinance that references the Landscape Ordinance, the zoning map, and the Lawson re-zoning. The first item has passed on both readings by the city council, the zoning map was approved, and the Lawson re-zoning has passed on first reading. The second reading will be at the next regular council meeting.

6. CHUCK TOCCO – There was a discussion about this annexation and how it was accomplished. This area of Franklin County was annexed several years ago by referendum. It was discovered that it is not shown on our city map as being within the city limits. Mr. Trueblood said he will correct this. The city recorder will send him a map of the area annexed.

NEW BUSINESS

1. BUILDING PERMIT PACKET – Chairman Underhill said he has not had a chance to get packets from other communities. He will work on this before the next meeting.

There being no further business the meeting adjourned at 7:32 PM.

Respectfully submitted,

Joy Sturtevant, City Recorder