

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION

FEBRUARY 7, 2012

PRESENT: Chairman; Eddie Derryberry
Carter Underhill
Andy Baggenstoss
Tim Bradley
James David Oliver
Lex Orr
Marilyn Campbell Nixon; Mayor
Gary Sexton; Regional Planner
Earl Gerry; Codes Enforcement Officer

ABSENT: None

I. CALL TO ORDER: The meeting of the Monteagle Regional Planning Commission was called to order by Chairman Eddie Derryberry at 6:00 P.M.

II. APPROVAL OF MINUTES: Motion was made by Lex Orr to approve Minutes of the previous meeting of 12/06/11. Seconded by Marilyn Nixon. Motion passed by a vote of 6 – 0.

III. OLD BUSINESS/COMMUNITY REPORTS :

None

IV. NEW BUSINESS:

1. Prior to convening the Meeting of the Planning Commission, an open discussion was held concerning possible revisions to the current Sign Ordinance #03-11. Requested revisions were as follows:
 - Under Section #4, add a sub-section (m) specifically stating that off-premises signs are only permitted in the I-1 zone.
 - Add a Section that allows Special Events Signs. A permit will be required, but no fee will be charged for the permit. Signs must be removed within 72 hours after the event is over.
 - Billboards; Section 4.120, remove PORTABLE and place in a different Section

A motion was made by Lex Orr, seconded by Andy Baggenstoss, that Gary Sexton review and make the requested changes to the current Sign Ordinance #03-11, and recommend to the Board of Mayor and Alderman for their approval. Motion passed 6 – 0.

2. A lengthy discussion was held concerning DESIGN STANDARDS and the development for an alternative zone to the C-1 (Central Business District) in the main Downtown area. This would allow more

flexibility in the types of development allowed, but require or encourage conformance to a basic standard that would maintain a level of consistency, and provide the types of development that will benefit the Town of Monteagle and its existing businesses in the future.

It was decided that at the next Planning Commission Meeting, the Southeast Development District planning staff will hold a workshop to provide alternative methods of developing design standards. This will also serve to provide training credits to commission members.

3. Variance request by Mr. Dan Sergent of 231 Oak St. (Rolling Hills Estates) is requesting a variance to allow the continued operation of a small engine repair business. He was informed that the Board of Zoning Appeals will be required to address this issue, but the planner will review the request and make a recommendation. Mr. Sergent operated the business for two (2) years prior to annexation and has been in continuous operation ever since.

After a review by the planner he has noted that Mr. Sergents operation is a non-conforming use, but it existed before annexation and has not ceased since, so he doesn't actually need a variance to continue operation. Under Section #5.020, he would need to cease operations for six (6) months to lose the Non-conforming use exemption”

4. New Wave Beauty/Tanning Salon; will make a request for a variance/Non-conforming use at the next meeting.
5. Carter Underhill asked if the City Council had approved a Zoning change for Ms. Pam Peck and Mr. Jerry Hood. Lex Orr stated that it had been on their agenda but was overlooked. The request is on the Agenda for their meeting in February

V. HEARING OF PERSONS HAVING BUSINESS BEFORE THE MONTEAGLE REGIONAL PLANNING COMMISSION.

(Not on the Agenda)

None

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:40 P.M.

Respectfully submitted,

Alexander "Lex" Orr; Secretary