

Planning Commission
Order of Business August 12, 2019
Minutes

ORDER OF BUSINESS

- 1) **Called to Order:** 7:00
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Bob Sanders, Donnie Dunn, Charlie Edens, Charles Morehead. Also present: Bob Hoge-Planner, Cindy Beirnes-Clerk, Martha Brooke Perry-Attorney
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** May 13, 2019
Motion to approve previous minutes and waive reading by Charles Morehead; seconded by Charlie Edens. Vote: All present in favor; motion carried.
- 4) **Announcements from the Planning Commission Chairman:** None
- 5) **Reports from other Planning Commission members and/or other Town Officers:** None
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:** None
- 8) **NEW BUSINESS:**
 - 8.1 Approve site plan for Bruce Trucking on Hwy 70 in Pegram
Bruce Trucking would like to build a shop and an office at this location. They would also like to leave the parking lot, except handicap parking and their access to building, as a gravel lot. Motion to approve site plan for Bruce Trucking to build shop and office. This is pending receiving compliance letter from Robert Elkins and all requirements for the State have been met, and the variance to approve parking lot be left gravel is approved by BOZA by Charles Edens; seconded by Charles Morehead. Vote: All present in favor; motion carried. Per Bob Hoge once Bruce Trucking has their TDEC permit and approval from BOZA they are ready to continue.
 - 8.2 Re-zoning RiverGlen property on Hwy 70 in Pegram
Motion to discuss by Charles Morehead; seconded by Charlie Edens. Request from Gun Club of Tennessee to change property from R-4 to C-1. Dwight Kiser stated that road frontage was 750 to 800 feet and the acreage for Tract 1 is 496 acres and Tract 2 is 9.7 acres. Total is approximately 505 acres. They are requesting the re-zoning be on Tracts 1 & 2. Tracts 3, 4 & 5 are not in the City Limits of Pegram. There is no current plan to have Tracts 3, 4 & 5 rezoned at this time. Brett Gibbs founded the Gun Club of Tennessee. The Gun Club will consist of members. The members and their guests will be the only ones allowed on the property. The land will be used for guided hunts and other supervised activities and none of the fields will be baited. The shooting ranges will be supervised by Range Safety Officers and are regulated by the State.

There will be specific hours of operation and will not be used outside of these hours by anyone. The potential cabins will be used for overnight stays by members only and not as any type of permanent residence. Brett Gibbs is a General Partner waiting on the paperwork to be finalized by the Attorneys. Motion to approve the property on Hwy 70, Map 92 Parcel 5.01, to be re-zoned from R-4 to C-1 upon receiving the paperwork from the owner authorizing The Gun Club of Tennessee to operate on this property and has been passed to the Board of Mayor and Alderman for approval by Charles Morehead; seconded by Charlie Edens. Vote: All present in favor; motion carried.

9) **Adjournment:** 8:15

Motion to adjourn by Charlie Edens; seconded by Charlie Morehead. Vote: All present in favor; motion carried.

Gene Hannah, Chairman

Melissa McWright, Secretary

Date