

Planning Commission
Order of Business/ June 8, 2015
Minutes

- 1) **Called to Order** by Mayor Morehead at 7 PM.
- 2) **Roll Call**
Present: Lou Chambers, Charles Morehead, Bob Sanders, and Melissa McWright. Also present were Planner Bob Hoge and Clerk Kathy King.
- 3) **Minutes of the Previous Meeting Approval and/or Correction:** March 9, 2015
*Commissioner Chambers moved to approve the minutes and waive the reading; seconded by Commissioner Sanders. No discussion. **Vote:** All approved; 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 Election of Officers
Mayor Morehead took nominations for the following:
 - a) Chair- Commissioner Sanders nominated Gene Hannah; seconded by Commissioner McWright with all members approving.
 - b) Vice Chair – Commissioner Sanders nominated Charles Edens; seconded by Commissioner McWright with all members approving.
 - c) Secretary – Mayor Morehead nominated Lou Chambers; seconded by Commissioner Sanders with all members approving.
 - 8.2 Subdivision plat application for Evans Subdivision on Beech Hill Rd.
Mr. Evans presented paperwork showing that water meter would be moved to new location this week. Planner Bob Hoge's notes were reviewed and Mr. Evans was informed that all listed items along with a certificate for sewer will need to be added to plat before the Commission can approve. Evans questioned the need for a driveway culvert because of it being a hill and Mayor Morehead stated that it is mandatory per the Municipal Code, but that he will verify with the Codes Inspector.
Meeting recessed from 7:30 until 7:35 PM; Mayor Morehead stepped out of meeting causing a lack of quorum.
*Commissioner Chambers moved to table the Evans Subdivision plat until all items discussed are added to plat and brought back to Planning Commission; seconded by Commissioner Sanders. **Vote:** All favored; motion carried.*
 - 8.3 Subdivision plat application for Beech Hill Road Subdivision – Northcutt Homes LLC Property.

Mr. Northcutt explained what he was requesting to the Commission. Mayor Morehead asked about the 50 foot right-of-way between Evans two properties. Mr. Northcutt stated that his plan was to create an easement to make one driveway which will be shared by both lots. The second lot would have a 50 foot easement with both lots sharing one driveway. Northcutt explained further that he will draw up a deed restriction that will require parties on both lots to maintain the driveway. Commissioner Chambers referred to Pegram's Subdivision Regulations 1-112.107 which state that "pursuant to T.C.A. 13-4-308, no building permit shall be issued and no building, or structure shall be erected on any lot within the jurisdictional area, unless the public way giving access to the lot upon which the building or structure is proposed to be placed shall have been accepted or opened or shall have otherwise received the legal status of a public way as provided by law. Provided, however that when a permanent easement to a public street is used as access to a lot or tract of land being separated by plat from other property, such easement shall be a least 50 feet in width and shall not be used to provide access to more than one lot or tract of land." Bob Hoge explained that this issue varies from community to community. Some will allow dedicating a 50 foot easement over 50 foot of frontage and others will not and that it is an interpretation issue. There was discussion in favor of allowing the easement to stimulate growth or against since it would set a precedent and that Pegram has denied the same type request in the past. Bob Hoge recommended that if the Planning Commission could not come to a consensus that Northcutt could bring it before the Board of Zoning Appeals for an administrative review, being that one of their powers is to hear and decide appeals where it is alleged by the appellant that there is an error in decision in carrying out of enforcement of any provision of the zoning ordinance.

Commissioner Chambers moved for the record to approve the 50 foot right-of way as a driveway for the two lots; seconded by Mayor Morehead. No further discussion.

Vote: Chambers-no; Morehead-yes; Sanders-no; McWright-no. Motion failed.

- 9) **Adjournment:** Commissioner Sanders moved to adjourn; seconded by Commissioner Chambers. Adjourned at 8:40 PM.

Charles Morehead, Mayor

Lou Chambers, Secretary

Date Approved