

**Planning Commission
Order of Business May 10, 2021
Minutes**

ORDER OF BUSINESS

- 1) **Called to Order:** 7:00 pm
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Bob Sanders, Randy Howington, Bo Sanders, Bill Herbert, John Louallen. Also present: Bob Hoge, City Planner, Brad Bivens, City Engineer, Cindy Beirnes, Clerk
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** April 12, 2021 and Special Called meeting on April 21, 2021
Motion to approve April 12, 2021 minutes and waive the reading by Bill Herbert; seconded by Bob Sanders. Vote: All present in favor; motion carried.
Motion to approve April 21, 2021 Special Called meeting and waive reading by Bill Herbert, seconded by Randy Howington. 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:**
The Community Club is open and available to rent.
- 6) **Hearing of person(s) having business with the Commission:** None
- 7) **OLD BUSINESS:** None
- 8) **NEW BUSINESS:**
8.1 Creation of 18 lots at 5021 Walkup Rd.
Motion to discuss by Bill Herbert; seconded by Melissa McWright. Mr. Bivens, City Engineer, suggested that the plat presented be changed to a sketch plat and the proposed subdivision be classified as a major subdivision. This will allow any changes that need to be made to be put on the preliminary plat. Some of the changes would be possible retention ponds needed. Mr. Hoge, City Planner, suggested passive retention ponds since there will be no HOA and someone would need to maintain a regular retention pond. This would involve keeping area mowed and cleaned if necessary. Mr. Bivens stated that our current sewer system has approximately 140 residential users and 30 commercial users. These lots will also need to tie onto the sewer system. There are also approximately 160 residential properties paying a ready to serve fee. At 2.5 people per household the average residential use is 24,000 gallons per month. Our TDEC permit is for 36,000 per month. We have the ability to send some of the water into the river but this comes with more regulations and more cost. We will need to be sure that adding this major subdivision will not keep the ready to serve customers from tying onto the sewer system if needed. We will also need to be sure that the current drip fields will be able to sustain the subdivision and if expansion of current system is possible. This needs to be a long term plan rather than a short term plan. No driveway will be allowed to connect to Walkup Road. Motion to change the plat from a preliminary plat to a sketch plat and classify it

as a major subdivision by Bill Herbert; seconded by John Louallen. Vote: All present in favor; motion carried.

- 9) **Adjournment:** 7:55 pm
Motion to adjourn by John Louallen; seconded by Bob Sanders. Vote: All present in favor; motion carried.

Gene Hannah, Chairman

Melissa McWright, Secretary

Date