

**TOWN OF PEGRAM
PLANNING COMMISSION MEETING
MINUTES**

**Monday, April 14, 2008
7:00 PM – Pegram City Hall**

ORDER OF BUSINESS

- 1) **Called to Order** – Chairman Herbert, III called to order at 7:00 PM
- 2) **Roll Call** – Present were Bill Herbert, Leigh Ann Richards, Melissa McWright, Gene Hannah, Chip Chipoletti and Rick Roark. Charles Morehead was absent, on vacation.
- 3) **Minutes of the Previous Meeting:** Approval and/or Correction of the minutes of the March 10, 2008 meeting. – Gene Hannah moved to approve the minutes of March 10th and waive the reading; seconded by Leigh Ann Richards. No Discussion. Vote: All Favored, motion carried.
- 4) **Reports from the officers and committee(s)**
 - 4.1 **Leigh Ann Richards** asked about the application of Mr. Casey for the “Pawn and Consignment shop”. Discussion of Pro’s and Con’s of shop as such in Pegram. Not really classified as retail. Code Enforcer, Phil Buma to get Commission information from Ashland City Chief Coulon regarding and regulating pawn shops.
- 5) **Hearing of person(s) having business with Commission**
 - 5.1 **Carol Crook** had questioned the Commission about pawn shops.
- 6) **NEW BUSINESS:**
 - 6.1 **Annual Election of Officers** – Chairman Herbert turned the meeting over to City Recorder Judy Phillip, who entertained request nominations for the seat of Chairman: Leigh Ann Richards nominated Bill Herbert, III, seconded by Rick Roark. **Vote:** Since there were no further nominations the Commission unanimously voted Bill Herbert, III will server as Chairman. The Pegram Planning Commission was turned back over to newly elected Chairman Herbert for the remainder of the annual election. Nominations were taken for the seat of Vice-Chairman. Gene Hannah nominated Leigh Ann Richards; seconded by Rick Roark. **Vote:** Since there were no further nominations the Commission unanimously voted Leigh Ann Richards for one-year term of Vice-Chairman. Nominations were taken for the seat of Secretary. Chip Chipoletti nominated Gene Hannah; seconded by Melissa McWright. **Vote:** Since there were no further nominations the Commission unanimously voted Gene Hannah for one-year term as Secretary.
 - 6.2 **McWright Subdivision – Highway 70 @Thompson Road** – Commission Member Melissa McWright recused herself since this pertains to herself and family. Brian McCain with Southern Precision Surveying presented a final plat of the subdivision request and stated each piece of land has a residential structures located on both property. There is no dispute on property; the area

of deed's overlapped. There is no need for water or sewer it's already present on both properties. No new lot being created for development purposes; unless proposed development setback are not required. A 50' Right-of-way has been included on the plat. There was discussion about a secondary access previously proposed from Walkup to Thompson Road to the McWright property. It was stated, at this time access from Walkup Road is for road frontage only. Chairman Herbert, it is the Commission's position to not entertain a road from Walkup to Thompson Road unless Melissa McWright decides to develop and then the City would be interested in having the access. Leigh Ann Richards moved to approve the final plat of the McWright 2-lot subdivision; seconded by Gene Hannah. **Vote:** All favored (Leigh Ann Richards, Rick Roark, Gene Hannah, Chip Chipoletti and Bill Herbert. Melissa McWright recused herself), motion carried. Commission took a moment for those present signatures.

- 6.3 **Hydraulic Model Waste Water System Study** – Bill Herbert concern that the City doesn't know the capacity status of the sewer feeder lines. Neel-Shaffer proposed \$10,200 back in February, 2007 to complete a study, "not on the plant but the feeder lines". Prior to making an educated decision for any new development we, the Pegram Planning Commission will know how to address sewer with potential developers. He informed the Commission that the Town Council should be making a decision and voting on the study at their April meeting.

7 **OLD BUSINESS:**

- 7.1 **Ordinance 2008-56 – An ordinance amending Ordinance 1986-5, known as the Zoning Ordinance of the Town of Pegram, TN, by amending Article V, Section 5.050, specific zoning districts, to create a new zoning district entitled Agriculture Transitional Zone.** – Chairman Herbert, the effect of the packet distributed is to incorporate the theory of AR-1 zoning district into the Pegram Zoning Ordinance under R-1 and R-2 zoning. The Town Council referred this ordinance back to the Planning Commission to review attorney Smith and Codes Enforcer (Phil Buma) recommendations and conflicts. The Planning Commission had extensive discussion and resolved issues that the City Attorney proposed in her write-up. Phil Buma to get back with attorney Smith and re-submit the changes to attorney to rewrite. Gene Hannah moved that Phil Buma, Codes Enforcer to take documents referencing Ordinance 2008-56 back to Attorney Smith for corrections and when they have approved the changes, then send on to the Town Council; seconded by Rick Roark. **Vote:** All favored, motion carried.
- 7.2 **Riverstone Subdivision-Griffin Building Application (Original Application December, 2006; Reviews starting January, 2007)** – Chairman Herbert stated the Commission had asked Phil Buma to contact the applicant to see if they are wanting to extend their proposed PUD subdivision. He stated that the City has heard back from the developer and due to the present economy they would like to extend their application before the commission. There was discussion as to the length of extension. Gene Hannah moved to extend time

on the original Riverstone/Griffin Building application at the request of Griffin Building to December 31, 2008; seconded by Rick Roark. **Vote:** All favored, motion carried. Phil Buma to send a letter to Griffin Building notifying them of the extension.

7.3 **Land Use and Transportation Plan** – Due to the length of the meeting ran, Chairman Herbert asked that this item be deferred. The entire commission was in agreement.

8) **Adjournment** – Gene Hannah moved to adjourn; seconded by Chip Chipoletti.
Adjourned at 9:55 PM.

**Bill Herbert, III, Chairman
Recorder**

Judy Thurmond-Phillips, City

Date Approved: _____