

**TOWN OF PEGRAM
PLANNING COMMISSION MEETING
MINUTES**

**Monday, March 10, 2008
7:00 PM – Pegram City Hall**

ORDER OF BUSINESS

- 1) **Called to Order** – By Chairman Bill Herbert, III at 7:PM.
- 2) **Roll Call** – Present were Leigh Ann Richards, Gene Hannah, Melissa McWright, Charles Morehead, Rick Roark, Chip Chipoletti and Bill Herbert. Also present were City Recorder Judy Phillips, City Attorney Shannon Smith, County Planner Sharon Caton and City Building/Codes Enforcer Phil Buma.
- 3) **Minutes of the Previous Meeting:** Approval and/or Correction of the minutes of the January 14, 2008 meeting. Gene Hannah moved to approve the January 2008 minutes and waive the reading; seconded by Rick Roark. Discussion. **Vote:** All members favored, excepted for Chip Chipoletti who abstained because he was absent at the January meeting. Motion Carried.
- 4) **Reports from the officers and committee(s)**
 - 4.1 Chairman Herbert announced he had received additional correspondence from the Town regarding an email received by Alderman Ray dated January 22, 2008. The Town received a full engineer report from Engineer Bivens addressing the issue of the removal and location of the installation of a culvert at Scenic View and Beverly Hills and doesn't understand why it's on the agenda tonight. Charles Morehead stated Mr. Asbury had attended one of the Council meetings and was told that the engineer would address his comments and furnish a report to the Town Council and the Pegram Planning Commission. Morehead explained the Engineer does not recommend anything else and the culvert was installed properly. Chairman Herbert sees the requirements satisfied, so 7.2 won't be discussed further tonight.
 - 4.2 County Planner Sharon Caton presented CEU credit certificates to commission tonight.
- 5) **Hearing of person(s) having business with Commission**
 - 5.1 **Carol Crook**- Inquired where a citizen goes to expand or build on their property. It was explained the first-step is to see the Phil Buma, the City Building Inspector. Depending on the subject matter, it is up to him as to what the next step will be.
- 6) **NEW BUSINESS:**
 - 6.1 **Simon Casey** – Change of Use Business (Pawn & Consignment Shop) 576 Highway 70, Suite B. – Since Mr. Casey was not in attendance, his application was not discussed. Will wait to see if and when he reschedules.
- 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. – (Referred back to PPC from Town Council on January 31, 2008)
- Chairman Herbert asked for clarification as to why this ordinance was referred back to the commission. Charles Morehead stated that the City Attorney explained to the Town Council that the issue of agriculture is already addressed in “R1” and “R2” Zoning “Uses Permitted”, and feels creating a new zone for “agriculture” with this ordinance would lead to the appearance of “spot zoning” in a residential area. Mr. Morehead stated Attorney Smith was invited to the meeting to offer her concerns to the commission. Attorney Smith stated that there is no geographical area defined in the ordinance; therefore, anyone could come in and ask to be agriculture. After much discussion, Attorney Smith stated there is a lot of good information in the proposed ordinance (Ordinance 2008-56) and recommended to the commission to combine it in an order to amend the Pegram Zoning Ordinance under “R1” 5.051.1(B)(5) and “R2” 5.051.2(B)(7) to include details of the restrictions and better define the regulations. She went over other sections that will need to be amended in the ordinance to show definitions and to reference the “agriculture” zoning section. Gene Hannah moved to authorize the City Attorney to incorporate proposed Ordinance 2008-56 into the “R1” and “R2” Zoning under “Agriculture”; seconded by Leigh Ann Richards. Discussion: Commission discussed “height Limitations”, and looked at section 6.050 of the Zoning Ordinance. Attorney Smith asked, “Do you want to go beyond that? Commission replied, Yes. Attorney Smith went through other various questions she had for the commission for more specific clarification. County Planner Caton asked the attorney to look through all of section 3.100 regarding Accessory use regulations. **Vote:** All favored, motion carried.

(Gene Hannah left at 8:20 PM for another appointment)

- 7.2 **Review Engineer Bivens report regarding Mr. Asbury’s emails and Scenic View Drive @ Beverly Hills.-** (See comments in section 4.1)
- 7.3 **E-911 addressing and street names** – Chairman Herbert talked with Don Hunt with E-911 today and he explained that they are not looking for full-address to be shown on the plats. Any subdivisions coming into the county will be addressed with E-911 so there shouldn’t be any conflicts before the development begins. Sharon Caton explained their concerns are the street names and plan to have E-911 work with the developer on the front end.
- 7.4 **Riverstone Subdivision-Griffin Building Application (Original Application December, 2006; Reviews starting January, 2007)** – Chairman Herbert stated, that since the application of this builder is about to expire he wanted to know if the commission wanted to initiate some kind of “action” to see they want an extension. He had heard it maybe 2-3 years before they start anything because of the housing market. Would hate to see them have to start all over. County Planner Caton stated she had explained that to Mrs. Belcher in a previous conversation (about a month ago) and an extension would need to be requested in writing to the commission. She also stated she explained to Mrs. Belcher during that time that when they started to develop and come back to the commission it would be reviewed under the then current or new changes because the commission is working on new subdivision regulations. City Recorder Judy Phillips was asked to prepare a letter to the developer reminding them that their application before the Commission is about to expire. Rick Roark asked if that wouldn’t be setting a precedent with other developers. Sharon Caton stated we

could address it on an issue by issue basis. Rick Roark moved to send letter to the principles of Riverstone to remind them their application is about to expire; seconded by Leigh Ann Richards. **Vote:** All favored, motion carried.

7.5 **Land Use and Transportation Plan** – The Commission reviewed their homework. County Planner Caton held discussion with the Commission.

8) **Adjournment** – Charles Morehead moved to adjourn; seconded by Chip Chipoletti.
Adjourned at 9:50 PM.

Bill Herbert, III, Chairman

Judy Thurmond-Phillips, City Recorder

Date Approved: _____