

**TOWN OF PEGRAM
PLANNING COMMISSION MEETING
MINUTES**

**September 10, 2007
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 Gene Hannah, Leigh Ann Richards, Melissa McWright, Charles Morehead and Bill Herbert. Rick Roark was absent and Chip Chipoletti arrived around 7:10 PM. Also present were City Recorder Judy Phillips, County Planner Sharon Caton and Building/Code Enforcer Phil Buma.
- 3) **Minutes of the Previous Meeting:** Correction and/or Approval of the minutes of August 13, 2007 meeting. – Gene Hannah moved to approve the minutes and waive the reading; seconded by Charles Morehead. **Vote:** All favored, motion carried.
- 4) **Reports from the officers and committee(s)**
 - a) **Zoning Map approved by Council on final reading August 30, 2007.**
 - b) **Travis Gable** will be here tomorrow September 11th with our City Engineer at 9:30AM for additional explanation on his plan and a review. Anyone is welcome to the meeting. Chairman Herbert stated from his perspective Engineer Bivens has done a thorough job identifying issues and deficiencies; it doesn't appear there's been a lot of progress. Mr. Gable's engineer has been invited to attend as well. Chairman Herbert, last month talked about possibility of eliminating curbs and gutters to give extra 3-feet in right-of-ways; but does require drainage. He did research and found that areas that do not require curbs and gutters do require drains. Drains are off the impervious surface and does require about the same amount of sq. footage. Since temporary parking in this development is limited, he felt we should strongly consider not eliminating the curbs and gutters for grass-way, because cars pulling on the grass in inclement weather will cause a big problem. Chip Chipoletti wanted to remind the Commission that Engineer and Council is looking at the present Sewer Ordinance trying to determine if Riverstone Development should have individual tanks or larger tanks.
- 5) **Hearing of person(s) having business with Commission**
 - 5.1 **Carol Crook** – Had minor questions regarding the ordinance amending the rezoning reapplication. Chairman Herbert, the rezoning reapplication interval was defined and recommended to Council to be for 12-months. If anything occurred to change the situation radically, then the application could come back before the commission due to change of circumstances.

There was discussion on the number of sewer septic tanks per home. Aubrey Chambers was present in the audience and stated that the original intent of the Sewer Ordinance was to have houses on multi-tank, but past engineer Ron Merville wrote it differently.

6) **NEW BUSINESS:**

6.1 . Home Occupancy Businesses - Phil Buma explained to the Commission about an issue on Harpeth Haven Drive that raised a question regarding a Home Occupancy Business. Enforcer Buma stated he didn't have an answer yet; he is working with Planner Sharon Caton and City Attorney Smith, as well as talking with metro (even they are having difficulty dealing with the same issue). He discussed what percentage of the home or property is used as storage for a home occupancy business (that's what Brentwood does). He stated the situation on Harpeth Haven Drive is not apparently commercial in appearance. Enforcer Buma feels an Accessory Building is a good idea. He would like something devised that balances residential and a home occupancy business at the same location. The commission would like to see something addressed with storage.

6.2 Melissa McWright – Inquired about rezoning her property to Agriculture. It's been used as agriculture before zoning ever came into place. She has asked to build a barn on the property and Sharon Caton thinks it non-conforming the way our ordinance is written now. After much discussion, Chairman Herbert asked Sharon Caton to make an attempt to rewrite the sentence about non-conforming use. She will research and work on this.

7) **OLD BUSINESS:**

7.1 Land Use and Transportation Plan – Discussion - Sharon Caton discussed with the Commission what the Commission's vision is for Pegram and ideas to look at, i.e. industrial area, retail and commercial, trade area, a bedroom community. After much discussion the assignment for homework for next month the commission was divided into partners Charles Morehead and Chip Chipoletti, Leigh Ann Richards and Bill Herbert, Gene Hannah and Melissa McWright. Ms. Caton asked that they define Pegram's Downtown area (where it starts and stops). Would like the groups to walk the downtown area (move beyond what it's been). Look for 4-things: **1-** Identify Empty area's (infill opportunities), **2-** Culture or Historical Significance, **3-** Look for distinct Architecture, and **4-** What should be preserved, and find two exits in the Downtown area. Facilities and Services: Think about infrastructure. Housing- Is there a blend (Starter homes and up-scale)? Is there housing for the next generation to move into? Does the City want higher density housing and/or mixed use (Residential and Commercial together)? Identify Pegram with a certain structure or building; use cameras if it helps. Draw Pegram in 5-years on blank sheet of paper (what you want it to look like).

8) **Adjournment** - Charles Morehead moved to adjourn; seconded by Gene Hannah.
Adjourned at 8:45 PM

Bill Herbert III, Chairman

Judy Phillips, City Recorder

Date: _____