

**TOWN OF PEGRAM
PLANNING COMMISSION MEETING
MINUTES**

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

ORDER OF BUSINESS

- 1) **Called to Order** by Chairman Herbert at 7:00 P.M.
- 2) **Roll Call:** Present were Bill Herbert, Melissa McWright, Charles Morehead, Rick Roark, Leigh Ann Richards and Gene Hannah. Chip Chipoletti was out of town on business. Also present were City Building/Codes Enforcer Phil Buma and County Planner Sharon Caton.
- 3) **Minutes of the Previous Meeting:** Correction and/or Approval of the minutes of December 11, 2007 meeting. Gene Hannah moved to approve the minutes and dispense with the reading; seconded by Charles Morehead. Discussion. **Vote:** All favored, motion carried.
- 4) **Reports from the officers and committee(s)** – No reports
- 5) **Hearing of person(s) having business with Commission**
 - 5.1 Carol Crook had questions regarding changing the zoning in order to build a barn on Melissa McWright's property. Is it ethical for her to vote on this issue? Can anyone bring a project or a rule change that directly affects them to the Planning Commission? Sharon Caton explained that Melissa McWright's project was used as an example and is not what initiated the conversation on this subject. While going through the process, it was found that there were several areas of agricultural land that were not zoned correctly for its use. To address issue of conflict, Sharon Caton explained that there were two types of conflict – direct and indirect. Direct conflict would be if an individual or family or company was to benefit financially. Mrs. Crook then asked about the incidental home occupation project and bringing equipment home. Bill Herbert explained that the Planning Commission has already taken action on this and sent it to the City Council. The final draft was approved at the October, 2007 meeting. Sharon Caton added that it is the City Council that makes any changes, then it will come back to the Planning Commission and they will repeat the process. Otherwise, this topic is no longer being discussed by the Planning Commission. The reason for this proposed ordinance is to regulate activities taking place in a residence for a home occupation business.
- 6) **NEW BUSINESS:**
 - 6.1 **Address letter from Russ Edlin dated 10/07/07** – Charles Morehead explained that this was brought up approximately 1½ years ago to be addressed at a City Council meeting for the 5th or 6th time. The city can not go back on the current businesses that the building inspector has already signed off on. Also, 30' of the land in question is in a utility easement (power, water and sewer). Bill Herbert stated that in the second paragraph of the letter Mr. Edlin had written that the city had done nothing. He was bothered that people can put something in writing that is not correct. Even if we take what is in the zoning ordinance now; in theory, the essence of what is done is

accomplished by definition of “buffer strip”. Leigh Ann Richards commented that she thinks the Planning Commission should address this in writing and make reference to actions already taken in order to have a record. It was decided that Phil Buma would send a letter to Mr. Edlin addressing action already taken and would be signed by Phil Buma, the Mayor and the Planning Commission (either Bill Herbert or Leigh Ann Richards). This action will leave a historical record for future boards.

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.** – (Final review before forwarding to Council for first reading 01/31/08) Charles Morehead moved to approve as written and send to the City Council for approval. Leigh Ann Richards seconded. Discussion: Gene Hannah had concerns about space limitations. Sharon Caton stated that this was discussed at length and the consensus was to include them even though it was the same for permitted and conditional uses. After more discussion Charles and Leigh Ann amended the motion to include changing section (E) to add “structural” in front of “space limitations”. Phil Buma asked the Board if they wanted to include a height restriction. It was discussed and concluded that no insertion would be made regarding height of structures not intended for human occupancy. Vote: All favored, motion carried.

7.2 **Review Ordinance regarding Incidental Home Occupation Code** (Was recommended to go to Council for 01/31/08-Commission to review final product prior Council meeting 01/31/08) - Consensus of Board was that no more discussion was needed.

7.3 **Land Use and Transportation Plan** – Bill Herbert respectfully requested that discussion of this item be delayed until the next meeting and as homework read Chapter 6 and do the land use survey.

8) **Adjournment** – Charles Morehead moved to adjourn, seconded by Leigh Ann Richards.
Adjourned at 8:25 P.M.

Bill Herbert, III, Chairman

Leigh Ann Richards, PPC Secretary

Date Approved: _____