Regular meeting 8-20-2009

Crossville Regional Planning Commission
August 20, 2009
Regular Meeting
City Hall
4:30 p.m.

The Crossville Regional Planning Commission met in its regularly scheduled meeting on August 20, 2009 at 4:30 p.m. in the Conference Room of City Hall. Those members present were: Dave Burgess Chairman, Mike Moser Vice Chairman, Robert E. Harrison Secretary, Mayor J. H. Graham, III and Earl Dean. Other present were Ted Meadows City Manager, Tom Wolf Director of Engineering, Kevin Dean Local Planner/GIS Administrator, and Darrell Hall. Those members absent were: Frances Cunningham and William E. Mayberry, III leave of absence.

Chairman Burgess called the meeting to order at 5:30 p.m.

APPROVAL OF MINUTES OF JULY 16, 2009

A motion was made by Robert E. Harrison and seconded by Earl Dean to approve the minutes of the July 16, 2009 meeting. Motion carried on voice vote. Present (5) Burgess, Dean, Graham, Harrison and Moser.

APPROVAL OF SETBACK VARIANCE FOR BREAD OF LIFE ON 4TH STREET

This plat was represented by Darrell Hall. The Bread of Life Mission requested a 20 foot setback from Fourth Street at the corner of Evelyn Avenue. The other buildings in the area currently have setbacks ranging from 19 feet to 21 feet. The structure proposed by the Bread of Life would match other building in that area. Staff doesn't see any problems caused by the setback variance, like line of sight or R.O.W. encroachment. There are no plans to widen Fourth Street. This area might be considered as part of the "Urban High Density" area that has been discussed for different setback requirements and building codes. Staff recommends the approval of this setback variance.

Variance Request:

20 foot setback from Fourth Street taking the setback from the required 40 feet to 20 feet. The main structure of the building would be 30 feet with a 10 foot porch bringing the overall setback to 20 feet.

A motion was made by Robert E. Harrison and seconded by Earl Dean to approve this setback variance request. Motion carried on roll call vote. Ayes (5) Burgess, Dean, Graham, Harrison and Moser. Absent (2) Cunningham and Mayberry who is on leave of absence.

APPROVAL OF PRELIMINARY PLAT, BREN DAUGHTERY DEVELOPER/SEAN PUGH SURVEYOR

This is a 4 lot subdivision of 1.52 acres. Water is existing, but would require the installation of a low pressure sewer line. The road is existing. There is an existing structure on Lot 14. The existing R.O.W. is narrower than required by Subdivision Regulations. The developer has offset his property line 25' from the center line to make his contribution for a R.O.W. of 50' as required by the Subdivision Regulations. When and if the property across the street is developed another offset would be required to reach the 50' total. Staff has also consulted the Stormwater Department and feels that it would be best with this type subdivision if each lot were responsible for the individual Stormwater Permits and one for the over all development. Staff recommends approval of the Preliminary Plat.

A motion was made by J. H. Graham and seconded by Mike Moser to grant preliminary approval for this plat, with any required corrections. Motion was then amended to accept the request from Mr. Daughtery to be excused from attending to this meeting due to a prior commitment. Motion carried on roll call vote. Ayes (5) Burgess, Dean, Graham, Harrison and Moser. Absent (2) Cunningham and Mayberry on leave of absence.

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STAFF REPORTS – KEVIN DEAN, LOCAL PLANNER/GIS ADMINISTRATOR

In House Approvals, In Progress:

Consulted with 2 developers about possible upcoming developments.

Completed Plats:

a. Still waiting on a copy of The Village Phase III Preliminary that was presented to and approved by the Planning Commission last month with the corrections requested.

OTHER:

Planned Growth Committee-Urban Growth Boundary (UGB) Expansion Update Of the 900+ letters that were sent out, approximately 33% have sent them back. That information will be entered into a GIS database and an analysis will be presented to Planning Commission/City Council/ and the Planned Growth Committee. The Planned Growth Committee has approved the request to expand the UGB westward to Baker's Crossroad and it is ready to go to a Public Hearing.

There was not change reported in the Letters of Credit from the month of June.

STAFF REPORTS – JONATHAN WARD, STATE PLANNER

Mr. Ward reported that he will do a training session next month after the regular business meeting is over.

Mayor Graham reported that there will be a joint meeting with the Habitat Conservation Committee and the County Planning Commission on November 2, 2009 from 5:30 to 7:30 at the Library. This meeting will focus on changes to the Endangered Species Act of 1997. State Planner, Mr. Ward, stated that this meeting will count as four hours (4) toward the necessary training for the Planning Commission's required annual training. Dinner will be provided at this meeting.

There being no further business the meeting adjourned at 5:30 p.m.

Respectfully Submitted,

Sandra Gruber
Administrative Assistant

D. Burgess, Chair 10/21/09 R. E. Harrison 1/21/2010

Dave Burgess Date Robert E. Harrison Date
Chairman Secretary