Crossville Regional Planning Commission
November 19, 2009
4:30 p.m.
City Hall

The Crossville Regional Planning Commission met in its regular meeting on November 19, 2009 in the Conference Room of City Hall. The following members were present: Chairman Dave Burgess, Earl Dean, Mayor J. H Graham, III and Robert E. Harrison. Those absent were Frances Cunningham, Mike Moser and William E. Mayberry (leave of absence). Others present were: Kevin Dean Local Planner, Tom Wolf Director of Engineering, Ted Meadows City Manager, George Graham, Dexter McGrew and Jonathan Ward State Planner.

**APPROVAL OF OCTOBER 21, 2009 MINUTES**

A motion was made by Mayor Graham and seconded by Earl Dean to approve the minutes for the October 21, 2009 meeting as read. Motion carried. Ayes (4) Burgess, Dean, Graham and Harrison. Absent: (3) Cunningham, Mayberry and Moser

**APPROVAL OF FINAL PLAT FOR COTTONPATCH DRIVE PLAT, COTTON PATCH PROPERTIES (DEVELOPER)**

This is a final plat being presented for the purpose of the ROW dedication of Cottonpatch Dr. along with utilities. The last revision of the preliminary for this plat was approved by the Planning commission in July of 2008. Acceptance of this plat along with the dedication of utilities will add approximately 2100 feet of new roads (Collector Standard), 2100 feet of low pressure sewer, 100 feet of new waterline, and 6 new fire hydrants to the City's infrastructure. This development is intended to be for possible industrial growth. Staff recommends approval of the plat subject to financial guarantees and any corrections listed below.
Corrections:

- Need proposed ROW listed on Cottonpatch Drive and the road name shown for the existing road.
- Remove note about topography.
- FEMA Flood Panel Number needs to be added to the Flood Hazard Zone Note.
- Utility easement of 20' to connect to sewer.
- Wetland with 20' aquatic buffer.

A motion was made by Mayor Graham and seconded by Earl Dean to approve this final plat with corrections and all financial guarantees provided. Fee must be paid.
Motion carried Ayes (4) Burgess, Dean, Graham and Harrison. Absent (3) Cunningham, Mayberry and Moser.

**APPROVAL OF FINAL PLAT FOR DEXTER MCGREW DIVISION, DEXTER MCGREW (DEVELOPER)**

This is a simple two lot subdivision that could be handled "In-House" except that Mr. McGrew is seeking a variance to the required State Environmentalist signature. Both lots do have existing subsurface sewage disposal systems with their current field line areas being listed on the plat. Without a new soils analysis being performed, there is no assurance that the lot sizes would be adequate for a back up field line area or that there would be adequate room for a back up field line location on lot 2 (3.71 acres) however, lot 1 (0.46 acres), the smaller of the two lots, would be unknown. Staff asks that the Planning Commission follow one of the following suggestions:

1. Grant a variance for the required State Environmentalist's signature, but with a note added to the plat stating that no new soil analysis was performed at the time of the subdivision.
2. Grant a variance for Lot 2 and require a soil analysis to be performed on Lot 1 and a note added to the plat reflecting that no analysis was performed on Lot 2.
3. Deny Variance request.

There is not a fire hydrant within 500 feet of these lots. A variance for the requirement of a fire hydrant is also being sought due to the lack of proper infrastructure that would support a fire hydrant (2" and 4" water lines, Crab Orchard Utility District).

Corrections:

- A note needs to be added to the plat stating that the exemption is for the side setback for the existing structure.

Variance:

- Grant or deny a variance requesting the waiver of the required State Environmentalist signature.
- Grant or deny a variance request for the waiver of the required fire hydrant.

A motion was made by Mayor Graham and seconded by Robert E. Harrison to grant a variance for the required State Environmentalist's signature. Add a note to the plat stating that no new soil analysis was performed at the time of the subdivision and grant a variance for the waiver of the required fire hydrant due to the lack of proper infrastructure that would support a fire hydrant (2" and 4" water lines, Crab Orchard Utility District). Motion carried Ayes (4) Burgess, Dean, Graham, Harrison Absent (3) Cunningham, Mayberry and Moser.

**APPROVAL OF PLAN OF SERVICES FOR MEADOWVIEW LANE, GENESIS ROAD AND MYRTLE AVE.**

A motion was made by Mayor Graham and seconded by Robert E. Harrison to approve three (3) Plans of Services (Meadowview Lane Holderman family, Genesis Road Turner Family and Myrtle Ave Steve Robinson,) for recommendation to the City Council for the purposes of annexation. Motion carried on voice vote.

**STAFF REPORTS – KEVIN DEAN**

There were no In-House approvals completed for this month.

In House Approvals, In Progress:

a. Consulted with one (1) developer about possible upcoming developments.
b. Eastview Subdivision (Housing Authority) is scheduled for Final Approval next month (with financial guarantees)

Completed Plats:

a. None
b. Completed Plats being returned to the City for our "Copy" seems to be a thing of the past. Staff is currently working on a new procedure that should fix this problem. (Monthly digital Updates from the County)

Other:

a. Began work on 3 annexations
b. HCP Update
c. UGB Expansion Update
The County has held their Public Hearings, November 23rd at 4:00 p.m.
The Coordinating Committee will be holding theirs in the near future, December 2, 5:00 p.m.

As of November 13, 2009

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|---|---|---|
| Total number of Plats | 11 | |
| Number of Preliminary Lots | 53 | |
| Number of Final Lots | 17 | |
| Fees Paid | | $720.00 |
| Acres | 80.88 | |
| Road Footage (City) | 2873 | |
| Water Footage (City) | 1873 | |
| Sewer Footage (City) | 4042 | |

Regular meeting 11-19-09

There being no further business the meeting was adjourned.

Respectfully submitted,

Sandra Gruber
Administrative Assistant

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| Dave Burgess<br>Chairman | Date | Robert E. Harrison<br>Secretary | Date |