

MINUTES
MADISONVILLE REGIONAL PLANNING COMMISSION
Tuesday, October 17, 2017

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Glenn Moser, Mayor
Linda Garrett-Hensley
Jack Harrill
Susan Saunders
Larry Smades

Members Absent

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Donnie Chambers, City
Charlie Atkins, City
Scott Mullen, Pointe
Wiregrass, Inc.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting to order at 6:00 p.m. Commissioner Atkins moved to approve the September 19, 2017, minutes as presented. Commissioner Wilson seconded the motion and the motion passed unanimously.

AMENDMENTS TO THE PREVIOUSLY APPROVED SITE PLAN FOR ISLAND GROVE APARTMENTS, LOCATED ON THE EAST SIDE OF WILLOW CREEK DRIVE, PARCEL 050.01, MONROE COUNTY TAX MAP 057, ZONED R-2, 5.8 ACRES (Gary Hall/Pointe Wiregrass, Inc., Applicant)

Hawk distributed copies of comment review letters identifying changes made to the previously approved site plan. Staff reviewed the requested amendments. A general discussion followed. Chambers and C. Atkins questioned the waterline change and the grease aerator. Scott Mullen stated that Pointe Wiregrass, Inc. would be responsible for the maintenance of the grease aerator. Hawk questioned the reduced stream buffer. The Tennessee Department of Environment and Conservation staff and Garry Tucker with Robert Campbell & Associates had told Hawk the minimum stream buffer width was 30', but 15' was shown on the plan. Staff recommended that the site plan comply with Robert Campbell & Associates and the City utility staffs' final recommendations.

Commissioner Wilson moved to approve the amendments to the Island Grove Apartments site plan subject to the final site plan complying with Robert Campbell & Associates and the City utility staffs' final recommendation. Commissioner Harrill seconded the motion and the motion passed unanimously.

PUBLIC HEARING ON AN AMENDMENT TO THE MADISONVILLE SUBDIVISION REGULATIONS, ARTICLE II. PROCEDURE FOR PLAT APPROVAL, SECTION C. FINAL PLAT, SUBSECTION 3.D. AND SUBSECTION 5. 4E., TO ELIMINATE THE REQUIREMENT TO HAVE A SEPTIC RESERVE AREA FOR AN EXISTING RESIDENCE WHEN IT IS BEING SUBDIVIDED OUT OF A LARGER TRACT

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Hawk presented Resolution PC 2017-001. Commissioner Saunders moved to approve Resolution PC 2017-001. Commissioner Atkins seconded the motion and the motion passed unanimously.

OTHER BUSINESS

TRAINING

The Loudon County Planning Department will be hosting a planning commissioner training on the MS4 Stormwater Program on Tuesday, December 19, 2107, from 4:00 – 5:30 p.m. David Carver, the Tennessee Stormwater Association Education Chairman, will conduct the training.

EXPIRED LETTERS OF CREDIT

Staff distributed a list of four developments where the letters of credit to complete the streets and other infrastructure had expired in 2007 or 2008. Two of the developments, Park Place and Wind Chase Condos, were located within the City. The other two developments, Rocky Springs Acres and Lakeside Meadows, were located within the planning region.

Park Place needs the topcoat put down and concerns were expressed on how the road was standing up in Wind Chase Condos. In Rocky Springs Acres, the road was graded, but no additional work was done. Lakeside Meadows needs the topcoat put down and the group sewer system was never built. Clayton Bank owns all the lots in Lake Meadows. A general discussion followed.

Rocky Springs Acres could be reconfigured so as to eliminate the need for the road and for lots to access off of existing public roads. Hawk will contact the owners of Rocky Springs Acres about submitting a revised subdivision plat. Hawk will also contact Clayton Bank regarding Lakeside Meadows.

Commissioner Atkins moved to establish a July 31, 2018, deadline for the developers of Park Place and Wind Chase condos to complete the streets. Commissioner Saunders seconded the motion and the motion passed unanimously.

ADJOURN

Commissioner Atkins moved to adjourn. Mayor Moser seconded the motion and the meeting adjourned at 7:09 p.m.

Secretary

Date