

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
APRIL 10, 2014

Members Present

Sandy Headrick, Chair.
Michael Talley, Mayor
Steve Fillmore, Sec.
Rob Webb
Chester Richardson

Members Absent

Alicia McClary

Others Present

Shelia Moss
Andy Morton
Melani Lamar
Ron Palewski
Eisabeth King
Jeff King
Roger Nooe
Carol Nooe
Darrell Tipton
Charlie Waters
Several interested parties

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Headrick called the meeting to order at 6:00 P.M. on April 10, 2014 at the city hall. The minutes from the last regular monthly meeting in March were reviewed by the members. After review, a motion was made by Mayor Talley and seconded by Rob Webb to approve the March 13, 2014 Planning Commission Minutes as written. The motion passed unanimously. Chairman Headrick then recessed the planning commission and called a public hearing to order.

PUBLIC HEARING: REZONING FROM R-2 TO B-1, DISTRICT, TAX MAP 97, PARCEL 103.01

Numerous residents were present to voice comments regarding the proposed rezoning from an R-2 District to a B-1 District of the Dunn property off Old Highway 73. Several residents were afforded the opportunity to speak and voiced concerns regarding traffic impacts, potential commercial operations next to the Little River, businesses encroaching into neighborhoods and property values. A petition was presented to the planning commission containing 50 signatures of people opposed to the rezoning. The general consensus of the residents present was that commercial expansion should take place by utilizing existing vacant buildings that are currently zoned for business before expanding the B-1 District into residential areas. Following comments, the public hearing was closed and the planning commission re-convened.

RECOMMENDATION FOR REZONING FROM R-2 TO B-1, DISTRICT, TAX MAP 97, PARCEL 103.01

Chairman Headrick inquired whether a member wanted to make a motion for a recommendation to the city commission regarding the rezoning. There was no motion made by the commission. The representatives for the rezoning can petition the city commission for the rezoning directly, but the request will not be forwarded by the planning commission.

NEW BUSINESS:

REPORTS FROM BOARD OF COMMISSIONERS

Members discussed the need for better communication between the board of zoning appeals and the planning commission. These are not only separate entities, but are different members.

REVIEW DOLLAR GENERAL (FINAL) SITE PLAN, TAX MAP 96, PARCEL 69.00, BROADWAY GROUP

A site plan was submitted for a proposed Dollar General Store off Lamar Alexander Parkway (U.S. 321) within a B-1 District. A preliminary site plan was granted approval in February of 2014 with some contingencies. The proposal calls for a newly constructed building over 9,000 square feet in size with 45 parking spaces and an unloading/loading zone near the rear of the building. An underground infiltration system is proposed to collect and manage the drainage. System plans were requested to be submitted prior to construction and a subsequent certified letter from the engineer following completion of the system. There is an existing waterline on the same side of Lamar Alexander Parkway that will provide water service with a proposed fire hydrant to be installed near the entrance. An approved TDOT permit was submitted to the planning commission for review. The landscaping plan has also been revised to include the shrubs along the front open space and five dogwood trees to replace the existing trees that will be removed. The other proposals for the development have not changed and were not discussed in detail. The approval from the health department for the septic system is still pending. The commission then discussed the appearance of the building with the representative. The representative stated that this issue had been discussed with the company, but the company is still proposing the original metal building due to the higher cost of stone. Some of the members with construction backgrounds did not agree with the contention of higher costs associated with stone. The initial drainage calculations resulted in a greater amount of stormwater run-off for the development following completion. Then, the infiltration system was proposed, but staff requested that there be some drainage calculations that relate to the stormwater run-off, to what degree the system will manage the stormwater and at what point there may be some run-off from the site. Following further discussion, the consensus of the planning commission was not to take action on the site plan to afford time to address the health department approval, revised drainage calculations and the building appearance. No action taken at this time.

OLD BUSINESS:

REVIEW MODEL LANDSCAPING REGULATIONS

Staff provided members with a draft of landscaping regulations for review. The commission had reviewed and discussed a draft of these regulations the last two meetings. The commission discussed the application of the regulations for new developments, re-developments/renovations and change of use. The members will review the regulations in further detail for the next meeting. No action taken at this time.

REVIEW MODEL STORMWATER ORDINANCE

This item was deferred until next month.

REVIEW DISTILLERY & BREWERY OPTIONS

Members were provided copies of the proposed ordinance. The ordinance has been reviewed at past meetings. Following a brief discussion, a motion was made by Chester Richardson and seconded by Steve Fillmore to recommend to the city adoption of the zoning amendment as written for distilleries and breweries. The motion passed unanimously.

OTHER BUSINESS:

Pedestrian/Bike Transportation

None.

Local Administrative Items

None.

STATUS REPORTS:

None.

At 8:00 PM, with no further business the meeting was adjourned.

Secretary

Date