

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
SEPTEMBER 12, 2013

Members Present

Sandy Headrick, Chair.
Michael Talley, Mayor
Steve Fillmore, Sec.
Alicia McClary
David Wietlisbach
Chester Richardson

Members Absent

Others Present

Shelia Moss
Andy Morton
Ron Palewski
Rick Myers
Sherry Myers
Bill Birkholz
Shelia Birkholz

ETDD Staff Representative: Joe Barrett

ANNUAL ELECTION OF OFFICERS

Officers were nominated and elected for the positions of Chairman, Vice-Chairman and Secretary. The officers are Chairman Sandy Headrick, Vice-Chairman Chester Richardson and Secretary Steve Fillmore. These terms are valid until September 2014.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Headrick called the meeting to order at 6:00 P.M. on September 12, 2013 at the city hall. The minutes from the last regular monthly meeting were reviewed by the members. After review, a motion was made by Alicia McClary and seconded by Chester Richardson to approve the April 11, 2013 Planning Commission Minutes as written. Mayor Talley abstained from voting and the motion passed by majority vote.

NEW BUSINESS:

REVIEW REVISED CADES COVE WINERY SITE PLAN, TAX MAP 96, PARCEL 127.00

Representatives were present to submit a revised site plan of the Cades Cove Winery off U.S. Highway 321 in a B-1, General Business District. The plan was granted approval in April of 2013, but has been revised to include a change in the primary access. The lot in question was also subdivided into two lots, but this is not being reflected on the tax maps. Mr. Birkholz stated that the entire property is in the ownership of Cades Cove Cellars, LLC. The remaining elements of the site plan are the same as when the site plan was granted approval earlier this year. The only change is the proposed primary access. After further discussion, a motion was made by Michael Talley and seconded by Chester Richardson to approve the revised site plan contingent upon submittal of an approval letter from the Department of Transportation for the access point within the state right-of-way. The motion passed unanimously.

REVIEW DISTILLERY & BREWERY OPTIONS

Staff provided members with draft standards for distilleries and breweries for review. The draft performance standards included a definitions section and the review process for such uses. These standards should be considered a starting point for members to review and revise as needed. There are several ways that these uses can be regulated depending on the intent of the town. However, since there is primarily just one business district, the emphasis will be on the review process rather than the location of such uses. The performance standards are based on the definitions of the types of uses, as a principal use or accessory use to a restaurant and the distinction between new construction and a proposal for an existing building. Staff reviewed the draft standards with the members and answered questions regarding these uses. During the discussion, the members had some concerns that can be addressed. These concerns included more information on the water usage, emissions, potential negative effects on properties and questions regarding sales taxes. Staff will research these issues associated with such uses and provide information to the members. The members will review the standards in more detail until the next regular meeting. No action taken at this time.

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Talley informed members that University of Tennessee students from the Department of Landscaping and Architecture were beginning a study for traffic design concepts for Townsend. This was also mentioned at the last meeting of the Great Smoky Mountain Regional Greenway Committee (GSMRGC).

OLD BUSINESS:

REVIEW TOWNSEND MUNICIPAL PLANNING COMMISSION BYLAWS

Staff presented the revised bylaws of the planning commission for review. Revisions have been made based on feedback from the members. Staff reviewed the bylaws with the members and one revision was identified. This was the only revision that was identified with the bylaws. After further discussion, a motion was made by Chester Richardson and seconded by David Wietlisbach to adopt the bylaws with the revision. The motion passed unanimously. Staff will remove the reference to the county and provide each member with a final copy at the next regular meeting.

REVIEW DRAFT OF ZONING AMENDMENT: SPECIAL EXCEPTIONS FOR CARPORTS

Revised draft standards for detached carports were provided to the members for review. These standards were drafted at the request of the commission to consider any conditions that would be acceptable for allowing carports in front yards. During the previous review process, the consensus of the members was that front yards would not be acceptable, but side yards were a location that should be considered. These standards have been revised to reflect permitting carports under certain conditions within side yards only. Carports and garages were also requested to be defined in the zoning code. Staff will revised the proposed zoning amendment and provide for review at the next meeting. No action taken at this time.

OTHER BUSINESS:

Pedestrian/Bike Transportation

A discussion ensued regarding transportation projects within Townsend. After discussion, the consensus of the commission was to contact Janice Fillmore regarding information on Roadscapes.

Mr. Myers was present to request that a second building be placed on property within a B-1 District where the Cowboy Tubing Building is located. The proposed building would be used for overnight lodging. Staff had discussed this proposal last month with the applicant and the only possibility of allowing this type of use is by considering the use as a planned unit development.

Local Administrative Items

An inquiry was made to staff regarding the development potential of property located off Old Highway 73 behind Trillium Cove that is currently zoned as an R-2 District. Staff had discussed the development potential under the R-2 requirements and the process for rezoning the property.

STATUS REPORTS:

Staff discussed a public notice for the incorporation of the transportation policies into the land use plan. Any revision of the land use plan requires a public hearing with 30-days' notice. The public hearing can be held at the regular meeting in November.

At 7:30 PM, with no further business the meeting was adjourned.

Secretary

Date