

MINUTES  
TOWNSEND MUNICIPAL PLANNING COMMISSION  
MAY 8, 2014

Members Present

Sandy Headrick, Chair.  
Michael Talley, Mayor  
Steve Fillmore, Sec.  
Rob Webb  
Alicia McClary

Members Absent

Chester Richardson

Others Present

Andy Morton  
Robbin Brown  
Earl Brown  
Kevin Rogeau  
Lisa Rogeau  
Kaitlyn Rogeau  
Dennis Dickens  
Lacy Davis

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 May 8, 2014 at the city hall. The minutes from the last regular monthly meeting in April were reviewed by the members. After review, a motion was made by Mayor Talley and seconded by Rob Webb to approve the April 10, 2014 Planning Commission Minutes as written. The motion passed unanimously.

NEW BUSINESS:

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Talley reported that the zoning amendment for distilleries and breweries passed on first reading.

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

Melani Lamar from Broadway Group had contacted staff and requested the item be deferred until next month. Consequently, there was not a representative present for this item. No action taken at this time. Members discussed some issues with the proposed construction materials of the building. The consensus of the planning commission was that a standard metal building was not desirable in Townsend. Members discussed the need to draft a letter stating some of the issues with the appearance of the proposed building and proposed obtaining some public input on the planned metal building. Staff also discussed a type of Vision Plan that could be pursued to afford a stronger basis for certain types of developments within Townsend. No action needed at this time.

OLD BUSINESS:

REVIEW MODEL LANDSCAPING RREGULATIONS

This item was deferred until next month.

REVIEW MODEL STORMWATER ORDINANCE

This item was deferred until next month.

OTHER BUSINESS:

Proposed Produce Stand:

Representatives were present to seek information on the process for opening a produce stand on their property. An existing house has been purchased that currently is operated as a tack shop that sells equipment and accessories for horses in a B-1 District. They are proposing to install a 40ft-by-40ft pavilion next to the house and also plan on establishing a produce stand on an adjoining lot in their ownership. Staff and members discussed the review process with the representatives. The pavilion would need to be approved through the permitting process and a site plan would need to be submitted for the produce stand. Following this discussion, the building inspector will be contacted and a site plan submitted at a later date.

Proposed Miniature Golf Course:

Representatives were present to seek information on the process for opening a miniature golf course on property between “AJ’s Restaurant” and “Smokin Joe’s Barbecue” in a B-1 District. The representatives stated that the miniature golf course may not generate enough revenue without another attraction such as a waterslide. An inflatable waterslide was being considered that would be around 40 to 50 feet tall. There would be shared parking with the adjoining restaurant. Staff discussed the zoning regulations regarding waterslides, which are listed as a prohibited use in the B-1 District due to potential strain on the water supply. This type of waterslide is modelled after one that is in operation at Myrtle Beach and uses a minimal amount of water. The zoning also states that prohibited uses also include activities that are deemed as disruptive to the general public, cause noise pollution and which conflict with the tourist theme of the “Peaceful Side of the Smokies”. Members discussed safety and noise issues associated with the waterslide. During the discussion, the consensus of the planning commission was that this is not consistent with these standards. No action taken at this time.

Pedestrian/Bike Transportation

Staff briefly informed members of the final Maryville-to-Townsend Greenway Master Plan that has been finalized and is available on the TPO website. Staff also provided a copy of the Townsend U.S. 321 Engineering Report that was completed last month. Members that are interested can be e-mailed a copy.

Local Administrative Items

Building Inspector Andy Morton informed members that there has been some interest in the closed Family Inn building for possible renovation and re-development for condominiums.

STATUS REPORTS:

None.

At 7:50 PM, with no further business the meeting was adjourned.

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Secretary

\_\_\_\_\_  
Date