

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
JULY 10, 2014

Members Present

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

Members Absent

Others Present

Andy Morton
Ricky Younger
Iva Butler
Jordan Perleoni

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 July 10, 2014 at the city hall. The minutes from the last regular monthly meeting in June were reviewed by the members. After review, a motion was made by Mayor Talley and seconded by Chester Richardson to approve the June 12, 2014 Planning Commission Minutes as written. The motion passed unanimously.

NEW BUSINESS:

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Talley reported that Becky Headrick has been appointed as a new planning commission member.

EARL BROWN SUBDIVISION FINAL PLAT TAX MAP 96J, PARCEL 33.00

A proposed subdivision was submitted for review (Tax Map 96J, Parcel 33) with double frontage on Old Highway 73 and U.S. 321 within a B-1 District. The proposal calls for eliminating 2 existing lot lines and combining 3 adjoining lots into 1 lot of record. The combined lots will only result in a lot of approximately 11,000 square feet in area. The result of this subdivision will afford a greater area than the existing substandard lots. There was some discussion involving the septic system with the representative. Evidently, the septic system currently serves the existing building that is located on the lot of record to the east in the same ownership with the field lines located on the adjoining lot. The health department will need to approve any additional building that is constructed on the lot. Following discussion, a motion was made by Chester Richardson and seconded by Steve Fillmore to grant approval for the final plat with all signatures. The motion passed unanimously.

REVIEW EARL BROWN SITE PLAN, TAX MAP 96J, PARCEL 33.00

A site plan was submitted for review for a proposed produce stand approximately 945 square feet in area off Old Highway 73 and U.S. 321 within a B-1 District. The lot is within a designated floodplain area and contains double frontage. The proposed building will need to be elevated 1 foot above the base flood elevation. The building will also require a handicap ramp. The site plan checklist was used to evaluate the proposal and there were several items that were lacking on the site plan. The minimum parking was calculated at 6 spaces, but the parking is being proposed over the existing field lines of the septic system. Some of the requirements were discussed with the representative including landscaping, drainage, loading/unloading, the parking lot, signage and a lighting plan. Following this discussion, the site plan is not complete and no action was taken.

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:

A proposal to take pictures of tubers at a designated point off Kenny Myers was discussed with the planning commission. The tubers would then have the option to purchase the pictures online. There would be a temporary sign advertising the service to tubers. Following further discussion, the representative would need to go through the sign permitting process to pursue the business. No action needed at this time.

STATUS REPORTS:

Members reviewed some draft letters to the Dollar General Corporate Office. These letters can be reviewed and sent to representatives of Dollar General regarding the appearance of the proposed building.

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

Secretary

Date