

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
SEPTEMBER 10, 2015

Members Present

Rob Webb, V. Chair.
Becky Headrick
Steve Fillmore, Sec.
Alicia McClary

Members Absent

Michael Talley, Mayor
Sandy Headrick, Chair.
Chester Richardson

Others Present

Andy Morton
Leslie Bales-Sherrod
Scott White
Beth White

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF MINUTES

Vice-Chairman Webb called the meeting to order at 6:00 P.M. on September 10, 2015 at the city hall. The minutes from the last regular monthly meeting in July were reviewed by the members. After review, a revision on the road reference for the Myers Subdivision was requested. A motion was then made by Becky Headrick and seconded by Steve Fillmore to approve the July 9, 2015 Planning Commission Minutes as revised. The motion passed unanimously.

NEW BUSINESS:

None.

REPORTS FROM BOARD OF COMMISSIONERS

None.

OLD BUSINESS:

REVIEW MODEL STORMWATER ORDINANCE

Staff provided a revised copy of the proposed stormwater ordinance that has been reviewed by the commission. The chairman had requested that staff confirm the county buffer requirements. Staff confirmed the county requires a five-foot water quality buffer along each side of a stream or river, measured from the top-of-the-bank. Members discussed the method of measurement in more detail and contrasted the top-of-the-bank and the water's edge, which is the method currently contained in the zoning code under Section 8-306, Flood Protection/Water Course Protection. Following this discussion, the consensus of the commission was to retain the top-of-the-bank measurement included in the proposed ordinance, to retain the 10-foot wide requirement, and to include top-of-the-bank in the definitions. Staff will revise the draft ordinance to include this revision.

OTHER BUSINESS:

Discussion Townsend Strategic Vision Plan

Staff provided members with revised commercial policies for review. These policies will be contained in the revised Townsend Land Use & Transportation Policy Plan, 2010 and relate to physical development. The existing commercial policies within the adopted land use plan contain some commercial policies that can be revised and additional commercial policies added to the plan. The members can review the proposed commercial policies and provide feedback by the next meeting in November. No action taken at this time.

Local Administrative Items

An agent from Realty Executives had contacted staff regarding property (Tax Map 96, Parcel 169.00) off Townsend Park Road, which is not a city street. The property has road frontage on this street, but also a small portion on the U.S. 321 right-of-way. Teresa McClanahan, the inquiring agent, discussed the property being developed as a campground. The zoning for the property is split between a B-1 District toward the front of the property and an R-1 District toward the rear of the property. Staff discussed this with the real estate agent back in late July and has not had any more contact regarding the property.

STATUS REPORTS:

The planning commission meeting was cancelled in October due to fall break.

At 7:35 PM, with no further business the meeting was adjourned.

Secretary

Date