

A MEETING OF THE SODDY-DAISY
MUNICIPAL PLANNING COMMISSION
WAS HELD ON WEDNESDAY,
JANUARY 9, 2008 AT 12:00 NOON.

MEETING CALLED TO ORDER BY:
CHAIRMAN ORR

MEMBERS PRESENT:
CHAIRMAN ORR
VICE-MAYOR MULKEY
SECRETARY MILLER
COMMISSIONER PENNEY
COMMISSIONER RICHIE
MAYOR PRIVETT
REC. SEC. DOLBERRY

MEMBER ABSENT:
COMMISSIONER SKILES

Chairman Orr noted that the minutes needed to be amended to change the word “coming” to “combining” under the agenda item Revised Plat-1037 Clift Cave Drive. The minutes of the meeting held December 12, 2007 were approved as amended.

Planner Shults stated that he would like to address the Commission at the end of the meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

PRELIMINARY PLAT - DAYTON PIKE, MITCHELL SHELTON FAMILY SUBDIVISION,
MITCHELL SHELTON.

Chairman Orr noted that it had been requested that this item be moved to the February 13th agenda. Jane Copp, Copp Engineering, stated that Mitchell Shelton planned to discuss this item with the commission today, but had not yet arrived and asked if he could address the commission at the end of the meeting.

REVISED PLAT - 9389 DAYTON PIKE, LOTS 2, 3, 4 & 5, SODDY-DAISY SQUARE
SUBDIVISION, GVH SODDY-DAISY ASSOCIATES.

Chairman Orr stated that it had been requested that this item be moved to the February 13th agenda.

FINAL - PLAT - 9839 VINE STREET, LOTS 9 & 10, WOODALL ESTATES, JOHN
WOODALL.

Jane Copp, Copp Engineering, requested that this item be moved to the February agenda pending health department issues.

FINAL PLAT - 338 CARDEN STREET, CARDEN SUBDIVISION, RAYMOND H.
CARDEN, JR.

Jane Copp, Copp Engineering, was present on behalf of the request. She stated that Mr. Carden planned to remove the mobile home from the property, build a new house and was asking to combine the 2 lots into one. Planner Shults gave the staff's recommendation for approval.

1st - Commissioner Penney
2nd - Secretary Miller
Ayes - Unanimous

Planner Shults stated that he had discussed the site plan requirements for additions to existing commercial buildings with the Codes Enforcement Officer. He stated that they had discussed eliminating the need for Planning Commission approval on site plans for additions to existing commercial buildings where the number of parking spaces is not affected and the use is not changed. This would allow for the updated site plan to be submitted to City Hall for staff approval. Planner Shults stated that these could be presented to the Planning Commission once per month just for their information. Mayor Privett stated that he would like for Planner Shults to begin preparation of the necessary amendment.

Chairman Orr stated that Dayton Pike is beginning to look like Rossville Boulevard and asked what the possibilities were for limiting the number of car lots in the City and/or their locations. Mayor Privett stated that one suggestion may be to place car lots under a conditional permit rather than a use by right. Planner Shults stated that he would prepare wording and submit it to the Commission for review.

Planner Shults stated that Tom Poteet, developer of the proposed subdivision on Hyatte Road, had been in contact with City Hall. He stated that Mr. Poteet is now proposing a mixed use on top of the hill to include single family residential and town home development. He noted that this mixed use would require that the property be rezoned to R-T/Z. He stated that R-T/Z zoning requires that 25% of the total parcel be designated as open space. He said that Mr. Poteet is also planning to widen Hyatte Road and may seek a variance to waive the open space requirement or to reduce it. He also said that Mr. Poteet plans to buffer the town homes from the view of the single family residential houses. Mayor Privett said that the City Commission had asked if the development could access Green Pond Road and not Hyatte Road with Mr. Poteet stating that it would be cost prohibitive to have the single family subdivision area proposed on top of the hill to access Green Pond as the terrain is too steep. Planner Shults stated that a variance to the open space could set a precedence for future developments. He stated that the variance would have to be heard by the Zoning Board of Appeals and not the Planning Commission. Mayor Privett said that widening Hyatte Road would help the City, but will not change the area on Hyatte Road where the grade is approximately 22%. Planner Shults said that he just wanted to inform the Commission of what may be requested concerning the Hyatte Road development.

Jane Copp stated that Mr. Shelton had not arrived and asked that his plat request be moved to the February meeting.

FINAL PLAT - 884 PONDEROSA DRIVE, EAGLE NEST, LOTS 29-35, MOUNTAIN HIGH CORPORATION.

It was noted that at the December meeting a plat for Eagle Nest Subdivision had been rolled to this meeting. Chairman Orr stated that action needed to be taken. Jane Copp, Copp Engineering, withdrew the plat citing health department issues. She said that once these were resolved she would resubmit the plat.

ADJOURNED 12:30 P.M.

REC. SEC. DOLBERRY