

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

MEETING CALLED TO ORDER BY:
CHAIRMAN ORR

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

MEMBER ABSENT:
COMMISSIONER PENNEY

The minutes of the meeting held February 13, 2008 were approved as presented.

Planner Shults stated that the Zoning Board of Appeals had approved the variance to the open space requirement for Tom Poteet, developer, for the property located at 341 Hyatte Street. They also approved a variance to the lot size requirement for John Woodall's property located on Vine Street. The subdivision plat for the Vine Street property will be presented to the Commission today.

OLD BUSINESS:

PRELIMINARY PLAT - 8512 DAYTON PIKE, MITCHELL SHELTON FAMILY
SUBDIVISION, MITCHELL SHELTON.

Chairman Orr stated that this item had been withdrawn.

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

John Woodall was present on behalf of the request. It was again noted that the variance to the lot size requirement had been granted by the Zoning Board of Appeals. Mr. Woodall stated that the Hamilton County Health Department had approved a low pressure septic system. Planner Shults gave the staff's recommendation for approval.

1st - Commissioner Richie
2nd - Vice-Chairman Mulkey
Ayes - Unanimous

NEW BUSINESS:

PRELIMINARY PLAT - 12363 POSEY HOLLOW ROAD, LOTS 148-178, PLANTATION
SUBDIVISION, PHASE 4, JAMES HILL.

Jane Copp and Brad Bates, Copp Engineering, were present on behalf of Jim Hill. Planner Shults stated that Lot 176 does not meet the 50 foot road frontage requirement for a lot on a cul-de-sac. He also questioned if Lot 155 is a buildable lot with the 60 foot riparian buffer zone. Mr. Bates stated that Steve Morris, TDEC, had stated that the lot could be built on. Mr. Bates stated that he could shift the lot line of Lot 176 to meet the required 50 feet of road frontage.

1st - Mayor Privett to approve subject to the correction of the road frontage
requirement for Lot 176.
2nd - Secretary Miller

Ayes - Unanimous

PRELIMINARY PLAT - 1348 O'SAGE DRIVE, LOTS 1-6, BAILEY FARMS ROAD,
MICHEL LAMARRE.

It was noted that the amended plat had not been resubmitted and Recording Secretary Dolberry had been informed that the surveyor was involved in an accident earlier this morning. It was the consensus of the Commission to move this item to the end of the agenda to allow time for representation to arrive.

FINAL PLAT - 9089 DAYTON PIKE, LOTS 1 & 2, THOMAS HOMEPLACE, GEORGE
LUTTRELL.

George Luttrell was present on behalf of the request. Chairman Orr read a written request from Mr. Luttrell for a width to depth variance. Planner Shults gave the staff's recommendation for approval of the variance as well as the plat. Chairman Orr asked if there were plans for development of the lots at this time. Mr. Luttrell stated that one of the lots would be a pediatric doctor's office.

1st - Secretary Miller to approve the width to depth variance request.
2nd - Commissioner Richie
Ayes - Unanimous

1st - Secretary Miller to approve the plat
2nd - Commissioner Richie
Ayes - Unanimous

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

Planner Shults stated that item number 3 had been skipped and stated that it had not been resubmitted. It was the consensus of the Commission to roll this item to the April 9th meeting.

FINAL PLAT - 12209 POSEY HOLLOW ROAD, LOTS 2, 4, & 5, HILL'S ADDITION TO
THE PLANTATION, TOM CULPEPPER.

Chairman Orr stated that it had been requested that this item be rolled to the April 9th meeting pending sewer approval.

FINAL PLAT - 1225 THRASHER PIKE, TRACTS 1 & 2, QUAD B SUBDIVISION,
3 AMIGOS LAND COMPANY LLC AND B & B STEEL ERECTION CO.

Steve Austin, Brown Brothers, Inc., was present on behalf of the 3 Amigos Land Company. He stated that he needed to correct the utility district as noted on the plat. He said that the water is through Hixson Utility. He said that he would make this correction at the end of the meeting. Planner Shults stated that the plat complies with the regulations.

1st - Secretary Miller to approve subject to the correction of the utility district.
2nd - Commissioner Richie
Ayes - Unanimous

FINAL PLAT - 884 PONDEROSA DRIVE, LOTS 29-34, EAGLE NEST SUBDIVISION,
MOUNTAIN HIGH CORPORATION.

Jane Copp, Copp Engineering, was present on behalf of the request. Planner Shults gave the staff's recommendation for approval.

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

REZONING REQUEST - 1225, 1241, & 1243 THRASHER PIKE, FROM R-1, R-2A & A-1 TO M-2 WHOLESALE & LIGHT INDUSTRY DISTRICT, MR. JAMES M. BOOKER. RECOMMENDATION TO THE CITY COMMISSION.

Mike Booker was present on behalf of the request. Chairman Orr read a letter from Cheryl Cameron, Ashley Place Subdivision, in opposition to the rezoning. Kael Erwin, 8365 Limited Drive, spoke in opposition to the request as representative of the Ashley Place Subdivision. He stated the residents have concerns with the erosion of the bank and the broad spectrum of uses that are allowed in an M-2 zone. He presented the Commission with a petition containing 65 signatures of residents opposed to the rezoning. He also presented the Commission with photographs showing the physical appearance of Mr. Booker's property at this time. He stated that the subdivision did not want the appearance to deter any further and asked what could be done to make Mr. Booker clean up the property. He asked for clarification of Mr. Booker's plans for the property. Mr. Booker stated that he agrees there is an erosion problem. He stated that he is currently selling fill dirt and has no immediate plans for the property. He said that he needs to move the chert pit back an additional 60 yards. He said that he is not a developer, but a business owner. Katy Locke, 390 Ashley Drive, spoke in opposition. She presented the Commission with photographs from 1994 when she purchased her home and the present. She asked if Mr. Booker is in compliance with his current zoning. She said there are numerous abandoned vehicles on the property which causes her to believe he may be running a junk yard. She said that thousands of loads of dirt have been removed and that she is concerned with the stability of the bank. Mr. Booker said that he plans on sewing the bank once removal of the dirt is complete. Chairman Orr stated that even if the zoning is approved, a plat and site plan will be required prior to the issuance of building permits. He stated his concern with additional access onto Thrasher Pike as 3 Amigos had been restricted to access onto Gann Road only. Chairman Orr stated that Mr. Booker will be required to have a 30 foot buffer between his property and the property adjoining him as it is zoned R-1. Mr. Booker stated that he would be willing to increase the buffer to 50 feet if this would satisfy the residents. Mayor Privett questioned the rezoning if there are no immediate plans to develop. Mr. Booker stated that he felt he would have less opposition now than in the future when the parcel owned by the 3 Amigos is developed. Brief discussion was held concerning the uses allowed in an M-2 zone. Mr. Booker said that he is willing to work with the residents of Ashley Place to make them happy. Mayor Privett suggested that Mr. Booker schedule a meeting with the residents of Ashley Place Subdivision to explain his plans and to discuss their concerns in hopes of working this out to reduce the number of people at the City Commission meeting. Mayor Privett said that he too would attend this meeting. Mrs. Locke again questioned if Mr. Booker is in compliance with his property at this time. Mayor Privett stated that the City has no jurisdiction over the digging as the State and Stormwater oversees this. He said that the City could certainly make him clean up the lot. Mr. Booker stated that he has already begun clean up. Chairman Orr stated that if the digging is causing the Ashley Place properties to be unstable this would be a civil matter. He said that broken equipment stored on the property can become unsightly and Mr. Booker should take care of this. Steve Strupes, 380 Ashley Drive, stated his concerns and asked if the zoning is not approved could Mr. Booker clear cut up to their property lines. Chairman Orr stated that he could, but did not feel this was his intent. He said that he felt his property tax assessment is higher because of the view. Mr. Booker stated that he has an additional 30 yds of chert to remove and then the dirt work will cease. Mr. Booker stated that due to topography the closest a building could be built to their property would be approximately 150 feet. Mayor Privett made a motion to recommend approval with the condition that Mr. Booker meet with the residents prior to the April 3rd meeting.

- 1st - Mayor Privett to recommend approval with the condition that Mr. Booker and the residents of Ashley Place have a meeting prior to the April 3, 2008 commission meeting.
- 2nd - Commissioner Skiles

Mr. Shupe questioned the width of the buffer with the M-2 zoning. Chairman Orr stated 30 feet. Mr. Booker stated that he would be willing to have a 60 foot buffer and to meet with the residents.

Ayes - Unanimous

PRELIMINARY PLAT - 1348 O'SAGE DRIVE, LOTS 1-6, BAILEY FARMS ROAD,
MICHEL LAMARRE.

With no representation present and due to the surveyor's accident, it was the consensus of the Commission to roll this item to the April 9th meeting.

Chairman Orr reminded the Commission of the training class scheduled for March 31st in Collegedale from 8:30 a.m. to 12:30 p.m. He asked that everyone meet at City Hall at 7:30 a.m. for carpooling.

ADJOURNED 1:00 P.M.

REC. SEC. DOLBERRY