

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 17, 2013

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman
Annette Brun
Betty Dick
Melissa Mustard
Noah Myers

MEMBERS ABSENT

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7:00 p.m.

CITIZEN FORUM

Mul Wyman of 528 Wyndham Hall Lane requested the FMPC to reconsider the action taken on the Comprehensive Plan to certify to the Board of Mayor and Aldermen and to have the Board adopt the plan. Mr. Wyman felt the Board's adoption would provide plan consistency and plan certainty. He felt it would also reaffirm the Board's commitment to the Strategic Plan, the Capital Investment Plan, the Annual Town Budget, and all other plans.

Chairman Holladay reminded planning commission members that it was not appropriate for them to meet individually with planning commission applicants because it violated the intent of our State's Sunshine law, which is to ensure that all public business takes place in the public view. The planning commission acts collectively and all members should get the same information and strive for open and above board discussions.

APPROVAL OF MINUTES

*Commissioner St. Clair moved to approve the December 20, 2012, minutes as submitted.
Commissioner Whiting seconded the motion and the motion passed 9-0.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A MEDICAL OFFICE BUILDING, PARCEL 1.11, TAX MAP 143HA, LOCATED IN THE ADMIRAL POINTE SHOPPING CENTER ON THE SOUTHEAST CORNER OF KINGSTON PIKE AND CONCORD ROAD, ZONED C-1, APPROXIMATELY 1.4 ACRES (Farragut ENT, Applicant)

Staff recommended approval of the site plan subject to addressing the following items:

1. Relocate FDC for fire sprinkler system to the south end of the structure to provide closer access to the fire hydrant and the parking area;
2. Record the subdivision plat prior to the issuance of any permits;
3. Add a sidewalk connection across the west terminal parking row landscape island to the west property line;
4. Replace light fixture N with a compliant fixture;
5. Set back the parking lot in the southeast corner so that it meets the 10' minimum yard setback requirement;
6. Provide irrevocable letter of credit for erosion control for \$6000;
7. Submit Drainage Fee of \$840; and
8. Meet all Town requirements.

Commissioner Honken moved to approve the site plan subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 6, TAX MAP 151, LOCATED ON THE WEST SIDE OF N. WATT ROAD APPROXIMATELY 600 FEET NORTH OF HARRISON ROAD, FROM C-1 TO R-1 AND R-4 (Scott Davis, Applicant)

Postponed at applicant's request

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, CHAPTER 4. SIGN ORDINANCE, SECTION 9-406., TO ALLOW SIGNAGE ON A WALL TO EXCEED A 1:1 RATIO (Costco Wholesale Corporation, Applicant)

Staff recommended denial of Resolution PC-13-02, which recommends approval of Ordinance 13-02 and the Sign Ordinance text amendment to the Board of Mayor and Aldermen. A lengthy discussion followed. Jeff Rudder, Brian Kendall, and Nosh Myers spoke on behalf of the applicant.

Commissioner St. Clair moved to approve Resolution PC-13-02. Commissioner Honken seconded the motion and the motion failed 0-9.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A DRIVEWAY ONTO SMITH ROAD, CLASSIFIED AS A MAJOR COLLECTOR ON THE MAJOR ROAD PLAN, FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 16-405. PERMIT APPROVAL, AND SECTION 16-406 (1) DISTANCE REQUIREMENTS, (A) DISTANCE FROM INTERSECTIONS, (B) DISTANCE BETWEEN DRIVEWAYS, FOR VARIANCES FOR DRIVEWAY ACCESS TO 531 SMITH ROAD (Don & Angelia Dickey, Applicants)

Staff recommended that the driveway be located at the eastern property line and a variance of 130' to the east because the driveway would be across from the existing driveway and it would also exceed the minimum required distance from the intersection. A general discussion followed. Don Dickey spoke on his behalf.

Commissioner Honken moved to approve a 25' variance to the west and 115' variance to the east. Commissioner Myers seconded the motion and the motion passed 9-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:20 p.m.



Edwin K. Whiting, Secretary