

MUNICIPAL PLANNING COMMISSION MINUTES

November 9, 2021, Work Session at 5:45 p.m.

STAFF PRESENT: City Manager Scott Collins, City Recorder Brandy Johnson, City Attorney Tim Potter, City Engineer Kevin Blackburn, Associate City Engineer Sarah Totty, City Planning Micah Sullivan

PLANNING COMMISSION PRESENT: Mike Anderson, Brandon Butler, Sam Cali, Daniel Jenkins, Chris McDonald, Sheree Qualls, Debby Rainey, Emilee Senyard, Hayley Schulist

CALL TO ORDER: by Butler at 5:50 p.m.

- **Bellehaven** has requested a work session prior to the December Planning Commission meeting which will begin at 5:45 p.m. and the developer will be on hand beginning at 5 p.m. for questions.
- **Fernvale Springs** final plat is on tonight's agenda. In 2003 the condominium development was built and the current development began in 2018 proposing a shared access point. Fernvale Springs HOA owns the condo access and it appears there was no formal access agreement between the HOA and developer Tim Mangrum. The HOA reached out with questions wanting to know if they are required to connect to the new development as they met today and are opposed to the access. There is no issue with either development but a concern over whether there is documentation of an agreement for the access. A couple of years ago the HOA was upset about a final layer of asphalt that hadn't been applied to the development. According to developer Mangrum, he agreed to add the layer of asphalt for the access and claims the HOA verbally agreed. With no written proof, we suggest closing the loop by removing the access and approving the plan with this amendment.
- **Lot Slopes** have been an issue in several recent developments and with the goal of having standards that bring less questions and less variances we need to discuss how to make our regulations more clear. The varied topography of our area dealing with slopes is something we will see quite often. The standard is there to protect slopes, stream banks, trees and to prevent erosion. In discussion with other cities and comparing requirements, we think 15% is a good number and a level where a grading plan is required to come before staff for review. Our current code addresses the pre-construction slope but not post-construction so this is where we need additional standards for protection. Determining the level of slope considered critical, slope allowed on lots but not within the building envelope to unbuildable slope as well as standards for protection both pre- and post-construction will be reviewed. Staff will perform a pre-construction site visit as well as being on site as much as possible for review throughout the project to ensure standards are adhered to. TDEC has a whole book on various means of preserving slopes during construction and the degree of the slope dictates when these can and should be used. Allowing the natural vegetation and trees to remain on slopes helps to preserve the integrity and stability of the slope.

ADJOURNMENT: at 6:52 p.m.

City Recorder