

PLANNING COMMISSION MINUTES

November 1, 2018

City of Baneberry, Tennessee

Meeting location: Baneberry City Hall, 521 Harrison Ferry Rd. Baneberry, TN 37890

Call to Order: The Regular Meeting of the Planning Commission was called to order at 6:35 PM. Members present: Chairman Judy Keane, Vice Chairman Carl Kammann, Mayor Clint Hurley, and Secretary Michael Harriss. Those present constituted a quorum.

Review and Approval of Minutes: The minutes for the September 6, 2018 meeting were approved as submitted; there was no October 2018 meeting.

Reports:

1. Stoneway Court Survey: The report regarding the new survey for Stoneway Ct. by Surveyor Billy Knight and previously approved by Commission was not given as Mr. Knight could not attend meeting. The PC discussed the new survey and the results of the survey are complicated. There will be gains and losses of small portions of properties to keep the existing road in place and deeds will have to be changed accordingly, similar to what has been done for the Bonnevista Dr. improvement. Mentioned among the changes and compensations to date are: the City will pay for the new survey, deed changes and one water tap on the Waddell property in exchange for small amounts of land that Mr. Waddell gave to City to keep road in place. When the deeds are changed, the City Manager will send a proposal to the Stoneway Ct., property owners explaining their individual costs for the new road improvement, to which they will accept or reject. Property owners will pay 66% and the City will pay 33% of the paving costs. If a majority accept, the City Manager will begin the bidding process to continue pavement from Iron Gate to, and include, only Stoneway Ct. The City's current estimate of approximately \$190,000 for a paved road that is approximately 1.5 lanes built to State standards as Ordinance 215-12 requires for all future Baneberry roads. It was suggested, but not voted on, that the road become a one-way road. Paving should begin in the spring after the deeding process, allocation agreement, and bidding is completed.

Old Business:

1. There was no old business to discuss.

New Business:

1. Accessory building for Ronda and Ryan Rice: The plans submitted by Ronda and Ryan Rice, 3582 Mountain View Ln, for a pool accessory building were reviewed and approved after discussion. The plans comply with COB codes; have been approved by Tom Jones; and include a separate septic system with permit on file.
2. Annexation Laws: Chairman Keane lead a brief discussion about the changes in annexation laws until the year 2020 allowing municipalities to annex property that is not contiguous. It was generally agreed that the 13 acres at Nina Rd and Harrison Ferry owned by COB should be annexed; the Commission can complete this without a general election for property owners in Baneberry.
3. There was some discussion about the Envision Baneberry and long-term plans. Chairman Keane asked that each member review the document for future discussion. She suggested that each member look at existing Ordinances on website and consider them for discussion/changes/eliminating and the PC could discuss one at each meeting and possibly begin a workshop to discuss further.

Open Floor Discussion: There was no discussion from the Floor.

Announcements: The next scheduled Planning Commission meeting is December 6, 2018.

Adjournment: A motion was made and the Planning Commission adjourned at 7:00 P.M.

Michael Harriss, Secretary

Judy Keane, Chairman

Date Approved