

Town of Walden
Walden Planning Commission
Regular Monthly Meeting

August 22, 2024 → *append*

I. CALL TO ORDER

The regular monthly meeting of the Walden Planning Commission (WPC) was called to order at 5:30 PM by Chairman Bill Trohanis. The sign-in sheet showing interested citizens in attendance is attached as an exhibit (**Appendix A**) to these minutes.

II. ROLL CALL

Communications Director Ellen Young called the roll, noting the presence of Angela Cassidy, Tim Hilvers, Joe Robbins, Jr., Werner Slabber, Bill Trohanis, and Dawson Wheeler. Commissioner (Comm) Tom Bartoo was absent. Ashley Gates, Walden's representative from the Southeast Tennessee Development District (SETD), was also present, as was Town Attorney Sam Elliott.

III. ADOPTION OF AGENDA

Chairman Bill Trohanis asked for a motion to move the New Business Portion of the agenda before the Unfinished Business portion. This request is due to the fact that Town Attorney Sam Elliott will need to leave the meeting early. Because of this, New Business item IX.c. will also be addressed first.

COMMISSIONER ANGELA CASSIDY MOVED TO ADOPT THE AGENDA WITH SUGGESTED CHANGES, SECONDED BY COMMISSIONER WERNER SLABBER, AND UNANIMOUSLY APPROVED BY THE WALDEN PLANNING COMMISSION.

IV. CONSIDERATION OF THE MINUTES – JUNE 27, 2024

Comm Angela Cassidy noted a few corrections that needed to be made to the minutes of June 27, 2024. These corrections have already been given to Communications Director Young, and will be transferred to Town Recorder, Stacy Stewart, for completion.

COMMISSIONER ANGELA CASSIDY MOVED TO RECONSIDER THE MINUTES OF JUNE 27, 2024 DURING THE SEPTEMBER MEETING, SECONDED BY CHAIRMAN BILL TROHANIS, AND UNANIMOUSLY APPROVED BY THE WALDEN PLANNING COMMISSION.

V. TOWN ADMINISTRATOR REPORT

The Town Administrator Report, given by Communications Director Ellen Young, is attached as an exhibit (**Appendix B**) to these minutes.

VI. COMMUNICATIONS FROM CHAIR AND COMMISSIONERS

Joe Robbins, Jr. asked for clarification on when citizens would speak about agenda items of interest. Attorney Sam Elliott stated that it is up to the members of the commission (WPC) to determine this.

Chairman Bill Trohanis welcomed new WPC member Dawson Wheeler to the Commission. He noted that Mr. Wheeler served for several years as the chairman for the Walden Land Use Plan Committee.

Chairman Trohanis also highlighted the W-Road cleanup that is scheduled for Saturday, August 24, 2024, from 8:00 AM until 11:00 AM. Volunteers are needed and should meet at the McCoy property.

VII. HEARING OF PERSONS HAVING BUSINESS WITH THE COMMISSION

There were no citizens who wanted to speak on matters of a general nature.

VIII. NEW BUSINESS

a. Final Plat -- Bancarz Family Estates -- Lots 1 and 2

This item was addressed second under the New Business portion of the agenda.

Ashley Gates summarized the request to subdivide property off of Excelsior Avenue and access the new lot off Excelsior Avenue. This request is attached as an exhibit (Appendix C) to these minutes. Comm Werner Slabber lives in the area that would be impacted by this subdivision of property, and he stated that all neighbors he had spoken to had a positive reaction to the request.

Ashley Gates further stated that the plat as presented would require a variance because Excelsior Avenue is not a publicly-maintained street. She stated that other lots have been approved off Excelsior Avenue, but also noted that the applicant could possibly utilize a flag lot off Clegg Street and not require a variance.

COMMISSIONER ANGELA CASSIDY MOVED TO APPROVE THE FINAL PLAT FOR THE BANCARZ FAMILY ESTATES, LOTS 1 AND 2, SECONDED BY TIM HILVERS, AND APPROVED UNANIMOUSLY BY THE WALDEN PLANNING COMMISSION.

COMMISSIONER ANGELA CASSIDY MOVED TO APPROVE A VARIANCE FOR THE DRIVEWAY CUT AT 3108 EXCELSIOR AVENUE, SECONDED BY TIM HILVERS, AND APPROVED UNANIMOUSLY BY THE WALDEN PLANNING COMMISSION.

b. Special Permit -- Single Family Residential at 306 Clegg Street

This item was addressed third under the New Business portion of the agenda.

Ashley Gates summarized this special permit request, which encompasses new construction of a single-family home on a private road. She stated that the Board of Mayor and Aldermen would provide the final approval of the special permit, which is needed for any construction off an existing private road. She noted SETD's recommendation of approval based on the earlier approval of the plat the creation of Lot 2 on Excelsior Avenue.

COMMISSIONER ANGELA CASSIDY MOVED TO APPROVE THE SPECIAL PERMIT, SECONDED BY DAWSON WHEELER, AND APPROVED UNANIMOUSLY BY THE WALDEN PLANNING COMMISSION.

c. Request to Rezone 2315 Taft Highway from R-1 Residential to TC-R Town Center Residential

This item was addressed first under the New Business portion of the agenda. Attorney Sam Elliott reiterated that the outcome for this agenda item will determine only whether or not rezoning will be recommended to the Board of Mayor and Aldermen.

Ashley Gates, representative from SETD, summarized the rezoning request and the SETD recommendation. This report is attached as an exhibit (Appendix D) to these minutes.

(1) Traffic

This development is below the number of units that Hamilton County has set [50] which would require a traffic study.

(2) Stormwater

Mr. Johnson stated that there is a plan in place to manage water quality and runoff.

(3) Wastewater

This development will include an advanced sewer treatment system, not a septic system

The discussion continued for another half-hour, most of which included questions and answers regarding details relating to the actual design and construction of the development, such as driveway placement and stream protection. Chairman Trohanis reminded the WPC that the discussion was getting beyond the scope of the decision in front of them today. In closing, Ashley Gates stated that she feels there are conditions already in place to protect the stream that is on the property.

COMMISSIONER ANGELA CASSIDY MOVED TO APPROVE THE REZONING OF 2315 TAFT HIGHWAY FROM R-1 RESIDENTIAL TO TC-R TOWN CENTER RESIDENTIAL, SECONDED BY COMMISSIONER DAWSON WHEELER. THE VOTING WAS AS FOLLOWS:

Angela Cassidy – YES
Time Hilvers – NO
Joe Robbins, Jr. – NO
Werner Slabber – YES
Bill Trohanis – YES
Dawson Wheeler – YES

Motion Passes 4 – 2

d. Zoning Ordinance Update Discussion: Table of Uses & Dimensional Requirements

This item was addressed fourth under the New Business portion of the agenda.

Ashley Gates handed out and introduced these tables, which are attached as an exhibit (Appendix E) to these minutes. This agenda item is for discussion and review only.

e. Design Review Standards – Article 2 – Discussion Only

This item was addressed fifth under the New Business portion of the agenda.

Article 2 of the Design Review Standards is attached as an exhibit (Appendix F) to these minutes. This agenda item is for discussion only.

IX. UNFINISHED BUSINESS

a. Design Review Standards – Article 1

Ashley Gates verified that all “red-line” comments noted in the exhibit (Appendix G) to these minutes have been corrected.

f. ADJOURNMENT

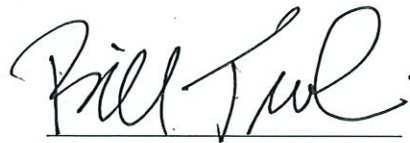
Following a motion to adjourn by Tim Hilvers, seconded by Angela Cassidy, Chairman Bill Trohanis adjourned the meeting at 7:20 PM.



Respectfully submitted:
Stacy Stewart



Approved:
Mariah Prescott, Town Administrator



Approved:
Bill Trohanis, Chairman