

Town of Seven Devils
Planning Board Minutes
Regularly Scheduled Meeting
March 18, 2014

The Seven Devils Planning Board met on Tuesday, March 18, 2014, at Town Hall. Chair Butch McLean called the meeting to order at 5:30 p.m. Members present were Butch McLean, Bob Haugh, George Ehlinger, Frank Sell, and Michael Douglas. Members Barry Isquith and Brady Sasse were absent. Town Manager/Zoning Administrator Ed Evans was also present. The minutes were recorded by Sara Miller, Town Clerk.

Adopt Agenda

Vice Chair Haugh made a motion to adopt the agenda. Member Sell seconded the motion. The members agreed unanimously.

Approve Old Minutes – February 3, 2014

Member Douglas made a motion to approve the February 3, 2014 minutes. Member Ehlinger seconded the motion. The members agreed unanimously.

Administrative Comments

Manager Evans gave the board a Town construction update, stating that things were quiet and no new permits had been issued. Manager Evans stated that construction at the Jeff Kattner house had started. He also stated that work was still in progress at Mike Douglas' house, and a Certificate of Occupancy was issued for the Fuentes project at the end of W. Rocky Top. Manager Evans stated that the Town had received final approval for the Peregrine Well, and that it had the potential to serve an additional 120 homes in Seven Devils.

Old Business

Conditional Uses—Defining the conditions in our UDO—Manager Evans stated that this issue needed to be tabled for a later meeting date. Chairman McLean agreed and no action was taken. ~OPEN~

New Business

Setback Requirements—Discussion—Chair McLean asked Manager Evans to give an introduction to the discussion topic. Vice Chair Haugh requested that he be recused from this portion of the meeting, as he had a financial interest. Member Sell made a motion to recuse Vice Chair Haugh from the discussion. Member Ehlinger seconded the motion. The members agreed unanimously.

Manager Evans stated that he recently had discussions with two individuals inquiring about setback requirements along Alpine Drive in Seven Devils. Both conversations dealt with the potential hardship created by building houses on the downslope side of Alpine Drive. The hardship was partially created, in their opinion, by the "street setback." The front or "street setback" for all properties in Seven Devils in all zoning districts except Snowcloud is twenty (20) feet. Evans

stated this is twenty feet from the street right-of-way, not the edge of the street. The twenty (20) feet street setback applies to Alpine Drive.

Manager Evans stated that the purpose of the agenda item was to discuss the issue and see if there was any support among Planning Board members to relax the setback requirement along the portion of Alpine Drive that has a sixty (60) feet right-of-way.

After discussion, the Board decided that no action should be taken at the present time, and that each property owner on Alpine could approach the Board of Adjustment on a case by case basis in the future.

Member Sell made a motion for Vice Chair Haugh to rejoin the meeting. Member Ehlinger seconded the motion. The members agreed unanimously. ~**CLOSED**~

Citizen Comments

Larry Fontaine, 127 W. Rocky Top, stated that he agreed with Members Sell and Member Ehlinger in that one of the main reasons he likes living in Seven Devils is, how unlike a subdivision it is, that the surroundings are natural, and that a home is not on every corner. He also stated that he thinks a variance could apply if situations pertaining to the difference in lots were considered regarding the ROW issue.

Board Member Comments-NONE

Adjourn

Member Douglas made a motion to adjourn at 6:45 PM. Member Ehlinger seconded the motion. The members agreed unanimously.

Butch McLean, Chair

Sara Miller, Town Clerk