



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 30, 2018 (special meeting)

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Louise Povlin, Alderman
Noah Myers

MEMBERS ABSENT

Rose Ann Kile
Betty Dick

Staff Representative: Mark Shipley, Community Development Director

Chairman Holladay called the meeting to order at 4 p.m.

1. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A FINAL PLAT FOR BRIDGEMORE, PHASE 3, 20.8 ACRES, 29 LOTS, ZONED R-1/OSR (BENCHMARK ASSOCIATES, INC., APPLICANT)

Staff reviewed this item and noted that the applicant has requested two variances that will need to be acted on prior to taking action on the final plat. The first variance was from the paper size required for final plats that is specified in the Subdivision Regulations. The applicant would like to submit 24x36 inch rather than the required 18x24 inch sheets. This would improve legibility and allow for the consolidation of more information on fewer sheets. Staff recommended approval of this variance for these reasons and the fact that the 18x24 inch requirement reflects an old standard from the Register of Deeds that is no longer applicable. Staff noted that they will pursue a text amendment to address this in the Subdivision Regulations.

A motion was made by St. Clair to approve the requested variance for the reasons noted by staff. The motion was seconded by Povlin and the motion passed unanimously.

The second variance was from the placement of street light supports as provided for in the Guide to Residential Street Lighting which is referenced as Appendix E in the Subdivision Regulations. The requirement is 10 feet from the edge of pavement. The applicant was requesting to place the supports 3 feet from the back of the curb. The supports are break away and the 3-foot placement from the back of curb would roughly match the placement in Phase 1 of Bridgemore. The supports in Phase 1 appear to be slightly less than 3 feet from the back of the curb. There are also street trees in Phase 1 within the 3-foot grass strip between the back of curb and edge of sidewalk. The placement of street light supports in Phase 2 is behind the

sidewalk and appears to comply with the 10-foot setback from the edge of pavement. The grass strip width between the back of curb and edge of sidewalk in Phase 2 is 3 feet.

Staff noted that now that the grass strip width is a minimum of 6 feet from the sidewalk edge to the back of curb, the street light support placement may need to be revisited to both ensure protection for the motorist but also to ensure that the support will not be too far from the traveled way and thus detract from its purpose. In terms of the variance request, staff indicated that they were not opposed to the 3-foot setback but will be addressing street light support placement as an amendment to the Subdivision Regulations so that this can be considered more broadly. The street light supports will be break away and are no closer to the edge of pavement than other structures or objects that are less forgiving, such as mailboxes and street trees.

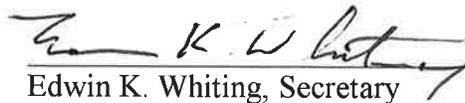
After some discussion, a motion was made by Myers to approve the requested variance due to the larger grass strip now required, the fact that the poles are break away, and to the condition that the covenants for this phase be worded such that the Bridgemore Homeowners Association will be responsible for the maintenance and liability of the street lights and supports since the requested variance would result in the supports being entirely within the public right of way. The motion was seconded by Povlin and the motion passed unanimously.

In terms of the plat itself, the staff recommended approval subject to obtaining the required signatures and completing the remaining engineering punchlist items. Staff noted that two other comments, the submission and approval of a landscape plan for the detention basin area, street trees, and any buffer strip trees and the Town Attorney's approval of the covenants and restrictions (as provided for in the street light support placement variance approval), would need to be addressed but would not affect action on the plat.

A motion was made by St. Clair to approve the plat as recommended by the staff. The motion was seconded by Povlin and the motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 4:26 p.m.


Edwin K. Whiting, Secretary