

## **Mount Pleasant Planning Commission**

The Mount Pleasant Planning Commission met in its regular monthly meeting on Tuesday July 9<sup>th</sup> at 6:00pm in the Tom Hardin room at City Hall.

Those who were in attendance are: John Hunter-Chair, Jennifer Graham-Vice Chair, Pam Johnston- Secretary, Cedric Hollis, Kris Irvin, Kate Collier, Chris Brooks-Director, Phillip Grooms-City Manager, Ted Howell-Utilities Director, Will Hager Representative with KCI Technology and Ricky Oakley with CEC Engineering both attended via Zoom, Staff and Public. Chaz Molder-City Attorney was unable to attend.

Mr. Hunter called the meeting to order and asked that the minutes reflect that there was a quorum.

Mr. Hunter asked that Mrs. Johnston lead the invocation and Mrs. Graham lead the pledge of allegiance.

Mr. Hunter stated that there will be one (1) change to the agenda and that is No. 6 United Farm & Home Co-op Feed. The requestor is asking for it to be deferred.

Mrs. Johnston made a motion to approve the request and Mr. Hollis seconded the motion and the vote in favor was unanimous.

Mr. Hunter asked if there are any changes to the minutes from the last regular meeting which was held on May 14<sup>th</sup>, 2024.

There being no changes Mrs. Graham made a motion to approve the minutes with no changes and Mr. Hollis seconded the motion and the vote in favor was unanimous.

### Cottages of Bearwood water availability

Cole Newton with TKC Architecture and Engineering LLC representing Burchell Properties owner of Cottages of Bearwood on 78.14 acres identified on Tax Map 127; Parcel 25.00; and located on Magnolia Dr. and Canaan Rd. consisting of 95

single family homes. A Preliminary Plan and Construction drawings previously approved November 14<sup>th</sup>, 2023 with a condition of approval to limit the homes built to 25 homes a year. The applicant requests that this condition of approval be removed to reflect the revised Water Letter of Availability from CEC prepared by Ricky Oakley dated April 3<sup>rd</sup>, 2024.

Mr. Hunter began the discussion with some concerns about the approval of this issue. Mr. Hunter. Asked how did they come up the 200 gallons a day average usage and Mr. Oakley said it was based on TDEC.

Mr. Hunter also asked if these new lots would be irrigated, and Mr. Newton said they would not be but they can if its wanted and would not affect the water usage in a major way being that the lots are small. Mr. Hunter commented that he did not see much change in the system and that's why the City secured the contract with CPWS in the first place. Mr. Hunter asked if the CPWS contract was uninterruptable and Mrs. Collier stated it was. Mr. Hunter stated he does not think this is a good long-term plan.

Mr. Oakley was pointing out his concern about the water line on Canaan Rd. It needs to be a 6inch line and it is thought to be a 4inch line and the developer will have to amend that as an off-site improvement.

Mr. Hunter stated he was not comfortable with approving this without all the information needed meaning the contract with CPWS. Mr. Grooms told him that it was just a letter and emails and was trying to pull up the letter on his computer.

Mr. Hunter read the 2-page letter and then asked if there was a water sale agreement that is uninterruptable. Mr. Grooms stated yes there is and their board agreed upon that. Mr. Hunter stated we need to have legal here and to see a signed agreement by all parties.

Mr. Hunter entertained a motion for approval any way the members wanted to do it. Mr. Hollis made a motion to remove the conditional use and Mrs. Graham seconded. Mr. hunter asked for a roll call and Mrs. Collier performed the roll call and all were in agreement to remove the conditional use except for Mr. Hunter and Mr. Irvin. Motion was passed.

Mr. Hunter stated that there was no old business and no other business and no Board/Staff or citizens comments.

Mrs. Johnston made a motion to adjourn the meeting and Mr. Hollis seconded the vote and vote in favor was unanimous.

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Chairperson

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**Date**