

MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
AUGUST 20, 2024

Members Present

Jim Shetterly, Chair
Jeff Gilliam, V. Chair
Robert Seiber, Secretary
Kerry Templin, Mayor
Dewayne Seiber

Members Absent

Others Present

Mike Ellis, City Manager
Tony Braden, Codes Officer
Lisa Crumpley, Building Official
Stephanie Gilliam

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 6:01 p.m. at City Hall by Chairman Shetterly. The approval of the July 16, 2024 meeting minutes were added meeting agenda on a motion by Commissioner Gilliam and a second by Robert Seiber. All members voted aye.

REPORT FROM BUILDING OFFICIAL/CODES ENFORCEMENT

Codes enforcement officer Tony Braden informed the planning commission of the process being employed for municipal code violations.

PUBLIC COMMENTS:

There were no comments from the public.

NEW BUSINESS:

Review of Zoning Map

The planning commission reviewed the current zoning map and took note of the areas that staff planner identified that had split zoning on certain parcels. It was also recognized that there are several parcels that are partially in the corporate boundaries and partially in the county. Staff recommended identifying the parcels with split zoning by map and parcel number and that the planning commission should designate a single zoning classification for each parcel. No action was taken.

OTHER BUSINESS

Review of Tiny Home

City Manager Mike Ellis informed the planning commission that the tiny home may need to be reviewed. Some people have questioned what the difference in a tiny home and a single wide mobile home is. Planning Commission ask if they were referring to Jason Deel's property. There was discussion on the difference between tiny homes and mobile homes. Planning Commission recommended that Mr. Deel be notified that a permit cannot be issued because the structure appeared to be defined as a mobile home in the zoning ordinance and that he could appeal the decision to the Board of Zoning Appeals. The planning commission expressed concern that there were no regulations in the zoning ordinance that addressed tiny homes. Staff stated that he would draft an amendment for a definition of tiny homes and an amendment to require BZA approval of tiny homes as a Special Exception in the R-1 Zone.

Discussion of Proposed TDOT Maintenance Facility

City Manager Mike Ellis stated that the city attorney had read the letter to TDOT and was fine to send it to TDOT informing them that the maintenance facility that they are planning to construct on Cobb Hollow Road is in the C-1, General Commercial District and that the proposed use is not permitted in the C-1 Zone. Staff agreed that it is not a permitted use and that TDOT had the right to appeal the decision to the Board of Zoning Appeals.

City Manager Mike Ellis brought the planning commission up to date on the status of the Faris zoning violation. He stated that the attorneys are to identify potential dates for the hearing.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:02 p.m.

Secretary

Date