

**MINUTES
ROCKY TOP MUNICIPAL PLANNING COMMISSION
SEPTEMBER 16, 2024**

Members Present

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

Members Absent

Jim Shetterly, Chair

Others Present

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

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 6:42 p.m. at City Hall by Vice Chairman Gilliam. The approval of the August 20, 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 that the court date for the Faris zoning violation was October 2. He also brought the planning commission up to date regarding the status municipal code violations.

PUBLIC COMMENTS:

There were no comments from the public.

NEW BUSINESS:

Review of Site Plan of Proposed Building for Main St. Baptist Church at 211 E. Third St.
Staff presented a survey of the property with the footprint of the building. However, the site plan did not show the building setbacks which needed to be at least 10 feet on each side. Staff recommended that the site plan could be approved contingent upon the surveyor noting the building setbacks on the site plan. A motion to that effect was made by Robert Seiber and seconded by Mayor Templin. All members voted aye.

Consideration of Ally Closure Requested by Main St. Baptist Church at 211 E. Third St.
Staff noted that the planning commission's role was to consider the request to close the ally and make a recommendation to the city council. A motion was made by Mayor Templin to recommend that the city council approve the closure of the alley and sell a portion to the Main Street Baptist Church. The motion was seconded by Dewayne Seiber. All members voted aye.

Review of Proposed Zoning Ordinance Amendments to Define Tiny Home and Approve Tiny Home as a Special Exception in the R-2 Zone

The planning commission reviewed two proposed zoning ordinances to define tiny home and to permit them in the R-2 zone as a special exception. After some discussion, a motion

to table acting on the proposed zoning ordinance amendments was made by Mayor Templin and seconded by Jeff Gilliam. All members voted aye.

Review of Short Term Rental Ordinance

City Manager referenced the city's short term rental ordinance which assessed to tourist rental fee by the owner rather than the unit. The planning commission recommended that the ordinance be amended to assess the short-term rental inspection fee by the unit rather than the owner. A motion to that effect was made by Jeff Gilliam and seconded by Robert Seiber. All members voted aye.

OLD BUSINESS

Zoning Map Update

Staff Planner Edwards reported that the update to the Rocky Top Zoning Map was on the list of map projects submitted to the ETDD GIS staff.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business the meeting was adjourned at 7:49 p.m.

Secretary

Date