

**MINUTES
ROCKY TOP BOARD OF ZONING APPEALS
SEPTEMBER 8, 2026**

Members Present

Jeff Gilliam, Chairman
Michael Phillips
Kerry Templin, Mayor

Members Absent

Robert Seiber
Ben Brewer

Others Present

Mike Ellis, City Manager
Kenton Sulfridge
Carolyn Templin

ETDD Staff Representative: Harold Edwards

CALL TO ORDER AND APPROVAL OF MINUTES

The meeting was called to order at 4:30 P.M. at City Hall with Chairman Jeff Gilliam presiding. A motion was made by Kerry Templin to approve the agenda. The motion was seconded by Jeff Gilliam. All members voted aye. The minutes of the February 17, 2026 meeting were unanimously approved on a motion by Kerry Templin and was seconded by Michael Phillips.

REPORT FROM THE BUILDING OFFICIAL CODES ENFORCEMENT

There was no report from codes enforcement.

PUBLIC COMMENTS

There were no comments from the public

NEW BUSINESS

A. Consideration of Lot Size and Setback Variances at Sunshine Dr. And Summit Lane, R-2 Zone Requested by Kenton Sulfridge.

The BZA reviewed a site plan showing a proposed building with a 15-foot setback on Sunshine Dr. and a 10-foot setback from Summit Lane. Staff noted that the parcel was a lot of record having 5,759 square feet in area, well short of the 7,500 minimum lot size for the R-2 Zone and that because of the unusual shape of the property and the power line easement that the granting of the requested variances was justified. A motion was made by Kerry Templin to grant the requested lot size and setback variances. The motion was seconded by Jeff Gilliam and all members voted aye.

OTHER BUSINESS

City Manager Mike Ellis informed the Board that Jason Deal had not removed his mobile home from the property as directed by the City. No official action was taken.

ADJOURNMENT

There being no further business the meeting was adjourned at 4:48 p.m.

Secretary

Date