

ROANE COUNTY PLANNING COMMISSION
MINUTES
APRIL 19, 2017
7:00 PM

Members Present: Richard Whiteman, Chris Johnson, Jean Meredith,
Warren Kocher, Mike Parkison, Allen Williams

Members Absent: Terry Futrell, Jane Long, Randy Scarborough

Others Present: Glen Cofer, Rene`e Crowe, Midge Jessiman, Phil James, Wayne Wilson

Roll Call and Call to Order:

Meeting was called to order by Chairman Allen Williams at 7:02 pm and a Quorum was declared.

Acceptance:

Approval of the March 15, 2017 minutes.

Motion made by Jean Meredith and **Seconded** by Mike Parkison to approve.

Public Comments: (None)

Old Business: (None)

New Business: (Five (5) Items)

1. Site plan for Dollar General:

- Site plan for Dollar General to be located on Kingston Hwy. Owner, JMB Investment Company. Map 71 Parcel 32.02. Zoned C-2 (Highway Commercial District).

Withdrawn until next month

2. Site Plan for Woody Lane Storage:

- Site Plan for Woody Lane Storage located at 116 Woody Lane, Kingston. Owner Willard Moore. Map 88 Parcel 12.01. Zoned A-2 (Developing Agricultural District).

Motion made by Chris Johnson and **Seconded** by Warren Kocher

On a **Roll Call** Vote was unanimous to approve site plan for Woody Lane Storage.

3. Recording of Plats:

Midge Jessiman and Glen Cofer introduced to the planning commission a resolution to allow the staff of building and codes instead of the developer to accept monies for the recording of plats and to record the plat that requires Planning Commissions approval. This is to offset any problems or changes that could happen. **(See Attached)**

Motion made by Chris Johnson with a stipulation that the Roane County Registrar of Deeds understands and agrees to the resolution written. **Seconded** by Richard Whiteman to approve.

On a **Roll Call Vote** was unanimous in favor with a stipulation that the Roane County Registrar of Deeds understands and agrees to the resolution written.

4. Lot Size: Proposed amendment:

All lots that are not connected to a publically owned sewer system shall be approved by the Planning Commission only if the health department has rated and approved each lot for at least a three bedroom designation with duplicate area of the subsurface septic system even if the lot contains an existing septic system and house. No lot shall be approved by the Planning Commission if each lot is not designated for at least three bedrooms and a duplicated subsurface septic area. **(See Attached)**

Motion made by Chris Johnson for this to go before a public hearing within 30 days of meeting.

On a **Roll Call Vote** 5 voted **YES** and Mike Parkison voted **NO**

5. Forward Zoning Violation to County Commission: (Six (6) Items)

- Leonard and Nancy McHahan located at Roane State Hwy, Harriman. Map 57-H Group A Parcel 24.00. CEF2016-112, Overgrown/Accumulated Debris.
- Samuel Leon Raymond located at Holt Road, Harriman. Map 27 Parcel 9.00. CEF2017-011, Accumulated Debris.
- Roy Oakley and Wilma J. Sampson located at Martin Road, Harriman. Map 35 Parcel 27.02. CEF2016-114, Unsafe Structure.
- Penny A. Thacker located at 405 Poland Hollow Road, Harriman. Map 46 Parcel 14.00. CEF2016-050, Accumulated Debris.
- Randell Wells located at 317 Riggs Chapel Road, Harriman. Map 26 Parcel 26.00. CEF2017-005, Accumulated Debris/Junkyard.
- Anita L. Bullard and Thomas Haynes located at 103 WH Russell Lane. Map 27 Parcel 17.01. CEF2017-010, Accumulated Debris.

Adjournment:

Motion made by Jean Meredith to adjourn, **Seconded** by Richard Whiteman. Meeting adjourned at 7:40 pm.

Minutes Submitted by:
Rene`e Crowe

Allen Williams Chairman

Date

Warren Kocher, Secretary

Date

A RESOLUTION FOR THE ROANE COUNTY PLANNING COMMISSION TO RECORD ALL SUBDIVISION PLATS THAT HAVE BEEN SUBMITTED TO THE ROANE COUNTY PLANNING COMMISSION

WHEREAS, The Roane County Planning Commission has recognized the need to record all subdivision plats that have been submitted to them for review and have received the planning commission's approval; and,

WHEREAS, The Roane County Planning Commission does hereby recommend to the Roane County Board of Commissioners the requirement that all plats approved by the Roane County planning commission be submitted by the Roane County Zoning Office to the Registrar of Deeds for recording and the developer/applicant shall be required to pay the Registrar of Deeds current recording fees to the Roane County Zoning Office immediately upon approval of the plat by the planning commission.

NOW THEREFORE BE IT RESOLVED by the Roane County Board of Commissioners that all subdivision plats approved by the Roane County Planning Commission shall have the current Registrar's recording fee submitted with the final plat to be signed by the secretary of the planning commission and no plat shall be signed by the secretary of the planning Commission unless the Registrar's recording fee has been submitted with the final plat. After signature, the plat shall be taken to the Registrar of Deeds by a staff member of the Roane County Zoning Office for recording.

Upon motion by Commissioner _____, seconded by Commissioner _____

The following commissioners voted Aye:

The following Commissioner passed:

The following commissioners voted No:

THEREFORE, the Chair announced to the Commission that said Resolution had received a constitutional majority and ordered same spread of record.

APPROVED: _____, County Commission Chairman

The foregoing resolution was submitted by the County Executive for his consideration this the _____ day of _____, 2017.

ATTESTED: _____, County Clerk

I hereby approve/veto the foregoing resolution, this the _____ day of _____ 2017.

_____ Roane County Executive

Amendment to Article V B.4

Attachment

Current

4. Lot Width and Area Requirements

Lots hereafter established within subdivisions shall conform to the lot area and lot width requirements set forth in the following schedule, provided however, that if a zoning resolution is in effect, then the lot area and lot width requirements for the zoning district in which the subdivision will be located shall apply when such requirements are more restrictive than as set forth below.

Proposed

4. Lot Width and Area

Lots hereafter established shall conform to the lot area and lot width requirements set forth in the following schedule, provided however, that if a zoning resolution is in effect, then the lot area and lot width requirements for the zoning district in which the subdivision will be located shall apply when such requirements are more restrictive than as set forth below. **All lots that are not connected to a publicly owned sewer system shall be approved by the planning commission only if the health department has rated and approved each lot for at least a three bedroom designation with duplicate area of the subsurface septic system even if the lot contains a house. No lot shall be approved by the planning commission if each lot is not designated for at least three bedrooms and a duplicate subsurface septic area.**

Adopted by the Roane County Planning Commission this day _____ of _____, 2017.

Chairman of the Roane County Planning Commission

Secretary of the Roane County Planning Commission