

ROANE COUNTY PLANNING COMMISSION
MINUTES
January 18, 2017
7:00 PM

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

Members Absent: Jane Long

Others Present: Glen Cofer, Rene`e Crowe, Midge Jessiman, Phillip James, Jan E. Long,
Joe Guyton, Cody Smith and others.

Roll Call and Call to Order:

Meeting was called to order by Chairman Allen Williams at 7:00 pm and a quorum was declared.

Election of Officers:

Chairman Allen Williams asked for a motion to elect Chairman of Planning Commission, Warren Kocher nominated Allen Williams, Motion was made by Jean Meredith and seconded by Chris Johnson to re-elect Allen Williams. **Vote** was unanimous in favor to re-elect Allen Williams.

Chairman Allen Williams asked for a motion to elect Vice Chairman of Planning Commission, Warren Kocher nominated Jean Meredith, Motion was made by Warren Kocher and seconded by Chris Johnson to re-elect Jean Meredith. **Vote** was unanimous in favor to re-elect Jean Meredith.

Chairman Allen Williams asked for a motion to elect Secretary of Planning Commission, Jean Meredith nominated Warren Kocher, Motion was made by Jean Meredith and seconded by Richard Whiteman to re-elect Warren Kocher. **Vote** was unanimous in favor to re-elect Warren Kocher.

Acceptance:

Approval of the December 14, 2016 Minutes

Motion made by Richard Whiteman and **Seconded** by Randy Scarborough to approve.

On a **Roll Call Vote** was unanimous in favor to **Approve** the December 14, 2016 Minutes

Public Comments:

None

Old Business: (One (1) Item)

1. Zoning Regulations: Resolution amending zoning regulations for I-Zoned districts.

Glen explains proposed amendments. *(See attached)*

Terry Futrell noticed that Section 311.2-Permitted Uses was transposed with Section

312.2. Glen Cofer stated that our office will make the needed corrections.

Motion made by Terry Futrell and **Seconded** by Richard Whiteman to approve the new zoning regulations for I-Zoned districts.

On a **Roll Call Vote** was unanimous in favor to **Approve** the new zoning regulations for I-Zoned districts.

New Business: (Five (5) Items)

1. Rezone Request:

- Jan E. Long located at 1034 Paint Rock Ferry Rd. Kingston, TN. 37763 Map 68 Parcel 186.03 request a rezone from an A-2 (Developing Agricultural District) and an R-1 (Low Density Residential District) to a C-2 (Highway Commercial District) to open a marina related business.

Motion made by Chris Johnson and **Seconded** by Jean Meredith to approve.

On a **Roll Call Vote** was unanimous in favor to **Approve** the abandonment of Roane County's interest in Gilmore Hollow Lane.

2. Duracap Final Approval:

- Joe Guyton at 2293 Buttermilk Road, Kingston Tn. 37763. Map 51 Parcels 11.02, 11.03, 11.04, 11.05. Duracap site map for Asphalt Plant. Site plans include lighting and drainage.

Motion made by Chris Johnson and **Seconded** by Jean Meredith to approve.

On a **Roll Call Vote** it was 7 to 1 with Terry Futrell abstaining. Vote was in favor to **Approve** the rezone.

3. Dynamic Tooling Site Plan:

- Dynamic Tooling located at 303 Sam Rayborn Parkway, Lenoir City, TN. 37771. Map 50 Parcel 24.14. Site plan consist of a 40 x 40 addition.

Motion made by Terry Futrell and **Seconded** by Richard Whiteman to approve.

On a **Roll Call Vote** was unanimous in favor to **Approve** the site plan.

4. Caney Creek Resort Site Plan:

- Caney Creek Resort located at 3745 Roane State Highway, Harriman, TN. 37748. Map 56 Parcel 62.00. Site plan consists of adding 20 more camping lots.

Motion made by Warren Kocher and **Seconded** by Jean Meredith to approve.

On a **Roll Call Vote** was unanimous in favor to **Approve** site plan.

5. Mt. Pisgah Baptist Church Site Plan:

- Mt. Pisgah Baptist Church located at 121 Old Hen Valley Road, Oliver Springs, TN. 37840. Map 3 Parcel 9.00. Site plan is for a daycare.

Withdrawn

Adjournment:

Jean Meredith made a **Motion** to adjourn, **Seconded** by Randy Scarborough. Meeting adjourned at 7:30 pm.

Minutes Submitted by:
Rene`e Crowe

Allen Williams, Chairman

Date

Warren Kocher, Secretary

Date

Attachment:

Proposed Amendment to Zoning Regulations of Roane County:

- Amend Section 312.2-Permitted Uses in a (I-1) Light Industrial District to include subsection (d) Trucking operations associated with the warehousing or wholesaling of manufactured goods, except explosives, flammable gases or liquids as finished products.
- Amend Section 311.2-Permitted Uses in a (I2) Medium Industrial District to include subsection (n) Trucking operations associated with the manufacturing or fabrication of any commodity except explosives or flammable gases or liquids.
- Amend Section 313.2-Permitted Uses in a (I-3) Heavy Industrial District to include subsection (f) Trucking operations and facilities.

Glen Cofer
Building Official
January 18, 2017