



AGENDA
UNICOI MUNICIPAL PLANNING COMMISSION
UNICOI CITY HALL
June 12, 2017 5:30 PM

I. Call to Order

II. Roll Call

- | | |
|---|--|
| <input type="checkbox"/> Todd Hopson, Chair | <input type="checkbox"/> Johnny Lynch, Mayor |
| <input type="checkbox"/> Jerry Ramsey, Vice-Chair | <input type="checkbox"/> Doug Hopson, Vice-Mayor |
| <input type="checkbox"/> Gaye Norman, Secretary | <input type="checkbox"/> Billy Harkins |
| <input type="checkbox"/> Bob Sahli | |
| <input type="checkbox"/> Phillip Hensley | |

III. Approval of the May 8, 2017 Regular Meeting Minutes

IV. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

V. Old Business: None

VI. New Business:

- 1. Discussion and consideration of an ordinance to amend the Municipal Zoning Ordinance for the purpose of adding a stipulation to the certificate of occupancy requirements that all exposed areas must be stabilized by seeding and strawing and/or sodding prior to the issuance of a certificate of occupancy.**

VII. Other Business:

VIII. Staff Reports

IX. Adjournment



MINUTES
UNICOI MUNICIPAL PLANNING COMMISSION
UNICOI TOWN HALL
May 8, 2017 5:30 PM

Members Present:

Todd Hopson, Chair
Jerry Ramsey, Vice-Chair
Gaye Norman, Secretary
Johnny Lynch, Mayor
Doug Hopson, Vice-Mayor
Billy Harkins
Phillip Hensley

Members Absent:

Bob Sahli

Others Present:

Mike Housewright, Recorder
Cory Osborne, Planning Staff
Lois Shults-Davis, Town Attorney

Chair Hopson called the meeting to order at 5:39pm. A motion was made by Jerry Ramsey to approve the minutes of the April 10, 2017 meeting, which was seconded by Doug Hopson and passed unanimously.

Opportunity for Citizens Not on the Agenda to Address the Planning Commission

No members of the public spoke.

Old Business: None

New Business: None

Other Business: None

Staff Reports:

Mike Housewright informed members of the Planning Commission that the Building Inspector has made recommendations for alterations to the requirements for a Certificate of Occupancy and that these would be brought back in detail next month. Members discussed a local service station, the prospect of a Roadrunner Station, maximum height of structures, and building permit fees.

Adjournment

There being no further business, the meeting stood adjourned at 5:55pm.

Todd Hopson, Chairman

Date

Gaye Norman, Secretary

Date

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE OF THE TOWN OF UNICOI, TENNESSEE FOR THE PURPOSE OF ADDING A STIPULATION TO THE CERTIFICATE OF OCCUPANCY REQUIREMENTS THAT ALL EXPOSED AREAS MUST BE STABILIZED BY SEEDING AND STRAWING AND/OR SODDING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Whereas, Sections 13-7-201 through 13-7-212 of the Tennessee Code Annotated provides the Town of Unicoi, Tennessee with the powers and authority to enact local municipal zoning codes; and

Whereas, said sections provide a process for the amendment of local municipal zoning codes; and

Whereas, the Town of Unicoi Municipal Planning Commission met on June 12, 2017 for the purpose of considering this ordinance amendment and recommended approval of the ordinance to the Board of Mayor and Aldermen; and

Whereas, the Town of Unicoi, Tennessee Board of Mayor and Aldermen recognizes it to be in the best interest and to the best general welfare of the citizens of the Town of Unicoi, Tennessee to amend the Unicoi Municipal Zoning Ordinance to add a stipulation to the certificate of occupancy requirements that all exposed areas must be stabilized by seeding and strawing and/or sodding prior to the issuance of a certificate of occupancy;

Now, Therefore, Be It Ordained by the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee that the Town of Unicoi Municipal Zoning Ordinance is hereby amended as follows.

1. **Article X. Enforcement, Section 1004. Certificate of Occupancy** is amended to **add** the following language (underlined for illustration):

1004. **Certificate of Occupancy**. Upon the completion or alteration of a building or structure for which a building permit has been granted application shall be made to the building inspector for a certificate of occupancy. Within three days of such application, the building inspector shall make a final inspection of the property in question, and shall issue a certificate of occupancy if the building or structure is found to conform to the provisions of the ordinance and the statements made in the application for the building permit. All exposed areas must be stabilized by seeding and strawing and/or sodding prior to the issuance of a certificate of occupancy. If such a certificate is refused, the building inspector shall state such refusal in writing with the cause. No land or building hereafter erected or altered in this use, shall be used until such a certificated of occupancy has been granted.

Be It Further Ordained, that this ordinance shall be effective from and after its passage, the public welfare requiring it.

Approved by the Planning Commission

Date

Passed on First Reading

Date

Passed on Second Reading

Date

Public Hearing Held On

Date

Approved and Signed in Open Meeting

Johnny Lynch, Mayor

ATTEST:

Michael Housewright, City Recorder

Approved as to Form:

Lois Shults-Davis, City Attorney