



AGENDA
UNICOI MUNICIPAL PLANNING COMMISSION
UNICOI CITY HALL
August 14, 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 July 10, 2017 Regular Meeting Minutes

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

V. Old 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.**

VI. New Business:

- 1. Citizen Request: Unicoi Wine and Spirits Application for a Certificate of Compliance**

VII. Other Business:

VIII. Staff Reports

IX. Adjournment



MINUTES
UNICOI MUNICIPAL PLANNING COMMISSION
UNICOI TOWN HALL
July 10, 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
Bob Sahli

Members Absent:

Others Present:

Mike Housewright, Recorder
Cory Osborne, Planning Staff
Lois Shults-Davis, Town Attorney
Dwight Harrell, Building Inspector

Chair Hopson called the meeting to order at 5:35pm. Bob Sahli made a motion to approve the minutes of the June 12, 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:

- 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.**

Planning staff and the Building Inspector spoke about the ordinance and discussed adding language to the amendment to allow for a bonding mechanism. Following discussion, it was decided that staff would add language to the amendment that would implement a bonding mechanism with a price of \$0.10 per square foot and a 60-day timeframe before work must be completed with an option to extend this timeframe at the discretion of the Building Inspector.

Other Business: None

Staff Reports:

Mike Housewright and members of the Planning Commission spoke about the status of the property maintenance ordinance, implementation of a pavement management program, road striping, roadway mowing, and the status of outstanding grant funds.

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. In the event that exposed areas cannot be stabilized in the manner described due to weather or other circumstances, the property owner shall bond the work at a set rate of \$0.10 per square foot of surface requiring stabilization. In such event, all stabilization shall be completed within 60 days or the bond will be called unless an extension is granted by the Building Inspector. The bond shall be released upon satisfactory inspection of stabilization work by the Building Inspector. If a certificate of occupancy 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