

Minutes
Hamblen County Planning Commission Meeting
January 6, 2024

Members Present

John Hofer, Chairman
Charles Anderson, Vice Chairman
Edgar Gray, Secretary
Bill Hicks
Thomas Doty
Kay Hale

Staff

Tommy McKinney, Manager/Codes Enforcement
Donna Massey, Administrative Assistant

Other guests, see attached roster

Absent:

Chris Capps, County Attorney
Rodney Long

Planning Commission Workshop

- **Changes to Planning Commission Website**

Tommy McKinney stated that the e mail address of each person on the Planning Commission had been added to the website.

- **Final Changes to Regulation 6.13 Camper \ Tiny Home Habitation**

Chairman John Hofer reviewed the final changes that were requested for the Camper Regulations. He discussed each of the requested changes and their remedies. At the end of the discussion, Mr. Hofer asked if any further changes were to be made. There were none requested. Mr. Hofer stated that he would forward the draft to the County Attorney and that if there were no problems found by the attorney, he asked for it to be put on February's Planning Commission Meeting to be voted on to send to County Commission. There were no other items for the workshop.

Call to Order and Public Comments

Chairman John Hofer called the meeting to order and opened the floor for public comments.

Wendy Ellis – She asked the commission to grandfather the campers that are already lived in. She says that the commission has more to discuss with the regulations. She discussed Cherokee Park has people who have lived there for years. She claims the Commission is going to make many people homeless.

Edna Greene – Ms. Greene stated that the website should also have phone numbers as well as e mail addresses. She stated that she has had numerous complaints about not being able to contact the Planning Commission members. She stated that public servants should have all contact information available. The second thing she discussed was about the April 10, 2024, meeting. She stated the County Attorney told her that the minutes were not correct. She requested a copy of the correct minutes from the meeting. Ms. Greene also asked Mr. McKinney if there had been another extension letter sent out for campers after the September one had been sent.

Gwin Holden – She wanted to speak also about the April 10, meeting about campers. She stated that there was no public notice of the meeting. She stated that she felt that the meeting was a violation of the Open Meetings Act and the Sunshine Law. She stated that she would have attended the meeting if she had been aware of it. She also stated that she agrees with some folks about their campers staying hooked up during storage. She stated that she thinks that if junkyards can be grandfathered in, then campers can be as well.

Linda Noe – She stated that she is concerned about open meetings and open records. She claimed that there were people on the Commission that weren't invited to the meeting. She stated that there should be an explanation as to why the meeting was not held publicly. She also said that she spoke to the County Attorney about the meeting and that he said the minutes did not reflect what he said. She asked that the minutes be corrected to reflect the County Attorney's suggestion.

Donna Neff – Stated that she has issues with 5 campers next to her father's house. She states that only one is currently hooked to septic. She states that sewage is running on to her father's property. She had Brian Murphy come out and look at the property and he stated that he didn't think it was raw sewage. Murphy stated he will send a letter to the campers. Ms. Neff stated that the letter had not been replied back to Murphy. Murphy stated that it was stagnated water not sewage. She stated that she didn't know about this meeting and also wanted to know if the campers she is complaining about got a letter. She stated that something has to be done. She also stated that there should be a test sample of the sewage on her father's property.

Approval of the Minutes

With no further public comments, Mr. Hofer asked for a motion to approve the December 2024 minutes. Mr. Anderson made a motion to approve the minutes. Mr. Gray seconded the motion. All in favor; motion carried.

Agenda

Rezoning

- **Parth Patel – 2875 Reeds Chapel Road.** (03-017N-001.00-R-1) & (03-017N-002.00-R-1)

Request for this property to be rezoned from R-1 to A-1, is due to business being on the property before Zoning Regulations were put in place. The owner (Patel) requested a beer permit from County Commission and the Commission asked that the property be rezoned so that the business would be in the proper zone. The Patels were not present at the meeting, so Mr. Anderson told the Planning Commission that the request should be denied and made a motion to do so. Mr. Doty told Mr. Anderson that the Patels did not request that the property be rezoned, that the County Commission made the request. Mr. Anderson asked Mr. Doty if he was going to represent the county on behalf of the request. Mr. Doty said yes. Mr. Anderson withdrew his motion. Mr. Hicks asked if there has been a permit there before this request. Mr. Doty stated that there was a permit there but there were new owners there now and that the County Commission asked that the property be rezoned to make it the correct zoning designation. Motion was made by Mr. Doty to approve the rezoning. Mr. Gray Seconded. All were in favor. Motion carried.

Other Business

There was none.

Adjournment

With no other business to conduct, Ms. Hale made a motion to adjourn the meeting. Mr. Gray seconded the motion. All in favor; meeting adjourned.

Signature

Date