

HAMBLEN COUNTY
Planning Commission Agenda
Tuesday-September 6, 2022

4:00 Workshop- SW Report/Catch Basin Markers/Sizemore Court Case Update

1. Election of Officers (Chairman, Vice-Chairman, Secretary)

2. Approval of the August 1, 2022 meeting minutes

3. Plat Approval-Final

a.) Adam Myers Property-Three Springs Road (03-006-017.01 A-1)
3 Lots Subdivision/Drainage Plan submitted by Matt Hatfield
(Josh Cole/Lori Matthews)

4. Rezoning Request

a.) Melvin Greene-St Clair Road (03-012-026.42-Lot 8 Melvin Greene Property)
Requesting to rezone from A-1 (Agricultural) to C-1 (Commercial) for
additional storage units (Josh Cole/Lori Matthews)

5. Other Business

a.) Stormwater Annual Report (Tina Whitaker)

6. Adjournment

Minutes
Hamblen County Planning Commission Meeting
August 1, 2022

Members Present

John Hofer, Chairman
Charles Anderson, Vice Chairman
Kyle Hale, Secretary
Bill Hicks
Chris Cutshaw
Jim Stepp
Edgar Gray

Staff

Lori Matthews, City Planner
Josh Cole, City Planner
Tina Whitaker, Office Manager
Donna Massey, Administrative Assistant
Lindsey Horn, Clerical Assistant
Tommy McKinney, Codes Enforcement Officer
Darrell Chase, Building Inspector
Other guests (See attached record)

Planning Commission Workshop –

- **Crypto-Mining**

The proposed regulation adoption was brought up during the workshop. It can be passed today as an emergency zoning resolution. This would restrict any crypto-mining to industrial I-1 or I-2 zones. If passed this would be valid for six (6) months to allow the planning commission time to make any tweaks or adjustments, as well as allow time for a public hearing.

Mr. Anderson stated that any crypto-mining needs to be limited to industrial zones and that the planning commission needs to be proactive rather than reactive.

Mr. Hofer informed the planning commission that the city has already approved two crypto-mining requests, one in the east industrial park and one in the west industrial park.

Discussion was had at this point between the commissioners, office manager Tina Whitaker, and the city planners. The topic of the setbacks was discussed. Lori Matthews confirmed that the setbacks for the city are seventy-five (75) feet. After a question regarding the wording of the current resolution, Ms. Whitaker confirmed that the resolution can be changed during the six month period and re-voted on at that time. This is just a starting point.

Mr. Anderson asked how many industrial properties are available. Ms. Whitaker stated that the office staff would get that information.

Another question about the type of structures was brought up. Mr. Cole explained that to his knowledge it is mostly old shipping containers used to store the computers running the mining in. He doesn't know what will be approved in the ones for the City of Morristown.

Mr. Hicks asked if the setbacks could be changed to one hundred (100) feet in the front and fifty (50) feet on the sides and rear.

It was then asked if the sound could be regulated. Ms. Whitaker explained that putting it in the industrial zone would help prevent sound from being an issue.

Mr. Cole stated that a decibel level was determined for the city. Ms. Matthews suggested contacting Marshall Ramsey as he helped the city determine aspects of their regulations regarding crypto-mining.

Mr. Hofer agreed and stated that the resolution can be tweaked in the six month period as we learn more.

Ms. Whitaker asked if the city allowed cargo trailers. Mr. Cole is unsure but says the city hasn't received any plans. She then brought up the issue of utilities and how these crypto-mining establishments will take up a lot of power.

The main issues the commissioners want to address in the resolution is: setbacks, noise level limit, and site plans.

It was confirmed that if this passes in the planning meeting it will go to the committees and county commission. Mr. Hicks asked whether anyone would inquire after putting up a crypto-mining facility in the county when they can just go to the city. It was determined it is better to be active than proactive. Mr. Cutshaw added that it's a high energy use venture and that it's profitable for now, especially for the utility companies so we need something on the books now.

Ms. Whitaker informed the board that we can contact the GIS department and get a map of the different Industrial zones in the county.

The board agreed to add this item to the agenda during the planning commission meeting.

The workshop was concluded.

Call to Order and Approval of the Minutes

With the workshop discussion finished, Mr. Hofer called the Hamblen County Planning Commission meeting to order.

There was a motion by Mr. Anderson to approve the July minutes. Mr. Stepp seconded the motion. All were in favor. Motion carried.

Mr. Hofer recognized that Mr. Stepp will be resigning from the planning commission and presented him with a certificate of acknowledgement and thanked him for his service on behalf of the planning commission and planning office staff.

- **Cell Tower Application – Verizon/Cellco Partnerships – 1199 Shannons Little Mountain Rd. (026 48.00 A-1)**

Tina Whitaker represented this request as the owner is from out of state. She informed the board that this is a standard procedure. The company is switching out an old tower for a new one. The principal engineer stated it would cost an estimated \$150,000 to complete the project. After some discussion, the board agreed and Mr. Anderson made a motion to set the bond for \$225,000. Mr. Hale seconded the motion. All in favor; motion carried.

Addendum: After the meeting, it was realized that the bond was set too high and should have been set at \$180,000. Office Manager Tina Whitaker spoke on the phone with Chairman John Hofer and asked if the bond could be reduced to the appropriate amount. A verbal agreement was made on 02 August 2022 and is reflected here for reference.

- **Crypto-Mining**

Mr. Gray made a motion to add the crypto-mining issue to the agenda. Mr. Hale seconded the motion. All were in favor; motion carried.

Mr. Cutshaw made a motion to approve the adoption of the emergency resolution with the addition of a site plan as well as one hundred (100) ft. front setbacks and fifty (50) ft. side and rear setbacks. Mr. Gray seconded the motion. All were in favor; motion carried. This resolution will move to committee and county commission.

Mr. Hale made a motion to adjourn. Mr. Hicks seconded the motion. All in favor; motion carried.

Meeting adjourned.

DRAFT

The City of Morristown

Community Development & Planning



TO: Hamblen County Board of Zoning Appeals
FROM: Josh Cole, City of Morristown Senior Planner
DATE: September 6th, 2022
SUBJECT: Subdivision Plat Request
Subdivision of The Adam Myers Property

BACKGROUND

All plats that create more than one lot must receive approval from the Hamblen County Planning Commission. The “Subdivision of The Adam Myers Property” is creating two new lots as it is going from one lot into three lots. After reviewing said plat, the only thing it is missing from my portion of the review is a note labeling the owner(s) information. This note is a requirement within the Subdivision Regulations.

RECOMMENDATION

Staff recommends approval of this request once this note is added. This plat then must obtain all applicable signatures prior to approval.

The City of Morristown

Community Development & Planning



TO: Hamblen County Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: August 25th, 2022
REQUEST: Rezoning Request

Property owner Melvin Green is requesting his property located along St. Clair Road, specifically Hamblen County Parcel ID# 012 026.42, which adjoins Swango's Precision Firearms to the rear, be rezoned from its current designation of A-1 (Agriculture) to C-1 (Commercial). The reason behind the request is to allow for the development of additional mini-storage warehousing.

Mr. Green's subject property is surrounded for the most part by residential uses and zoning along St. Clair Road and to the south, east and west. However, the subject property is a 'flag lot', a term used to describe a certain type of lot whereby the access to the road is provided along the long narrow "flag pole", and the remainder of the lot, being the larger portion, is in the shape of a flag. This portion of the subject property does adjoin commercially zoned and used property.

Due to the shape of the property, and the minimal impacts of the proposed use to neighboring properties,. Staff would recommend this rezoning request be approved.

