

MINUTES
PLANNING BOARD MEETING
JANUARY 22, 2018
5:30 P.M.
905 WEST AVENUE

MEMBERS PRESENT:

Lucy McCarl, Sharon Bryant, Merlin Perry, Leah Hamilton, James Bradshaw, Mac Martin, Tim Scobie, Jeff Church

MEMBERS ABSENT:

Mattie Patterson, Richard Hedrick

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Jackie Sigmon

MINUTES:

On a motion by Tim Scobie, seconded by Mr. Perry, the board voted unanimously to approve the minutes of the October 23, 2017 meeting.

NEW
BUSINESS:

1. ZOA# 1-18 NON-CONFORMING STRUCTURES

Jenny Wheelock, Planning Director, reviewed the proposed changes to section 704.1 of the Lenoir City Code. Ms. Wheelock explained that although single family dwellings are exempt from the threshold where if a non-conforming structure is damaged beyond 50% of its tax value, the non-conforming aspects of the structure are no longer “grandfathered” and any repair or reconstruction would have to meet the current code. Ms. Wheelock said the exemption for single family homes has a condition that the dwellings can only be repaired or rebuilt if their setbacks conform to the zoning district standards. Ms. Wheelock stated that most of the non-conforming single family dwellings are non-conforming for building setbacks. The proposed amendment would allow for the “by right” re-construction or repair of non-conforming structures. Ms. Wheelock explained this change only applied to single family homes and does not apply if someone voluntarily removes a structure.

Ms. Wheelock gave the following responses to questions from the board:

- If a house had a pre-existing apartment attached to it and is taxed as a single family home then would probably still consider allowing under this amendment. If a house is carved up into apartments and is an income property, taxed as multi-family then the regular rules for non-conforming would apply. If the apartment is

not attached to the single family dwelling it may still be considered under this amendment but would depend on its zoning.

- If a shed is damaged it would depend on the percentage of the damage. It may not be allowed to be rebuilt without meeting setbacks. The amendment before the board tonight only applies to single family homes.
- Setbacks and building height are basically the two rules that apply to single family neighborhoods. Building and fire code would have to be met but this ordinance is exclusive to zoning.

Sharon Bryant made a motion to approve, seconded by Mr. Martin. The motion carried unanimously and a public hearing was called for February 20, 2018.

OTHER BUSINESS:

There was a brief discussion of permits issued last month.

ADJOURNMENT:

There being no further business to be brought before the board the meeting was adjourned.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director