

**CITY OF LAFOLLETTE PLANNING COMMISSION  
207 SOUTH TENNESSEE AVENUE  
LAFOLLETTE, TN 37766  
PHONE: (423) 562-4961      FAX: (423) 563-0703**

**Chairman:**

Joe Bolinger

**Vice Chairman:**

Eddie Wheeler, Jr.

**Commission Members:**

Mayor Michael Stanfield

Mark Hoskins

Dewayne Gibson

**Codes Officer:**

Jeff Duncan

**PLANNING COMMISSION AGENDA  
THURSDAY, APRIL 22, 2021 AT 4:30 PM**

- 1.) Call meeting to order.
- 2.) Approval of Minutes for:  
    Planning Commission Meeting on March 25, 2021  
    Special Called Meeting on April 12, 2021
- 3.) Comments from citizens.
- 4.) Site Plan for billboard located at 2511 Jacksboro Pike, within city limits at 2511 Jacksboro Pike. Map: 103N-A-Parcel 075.00---Property is zoned a C-2 Highway Business District.
- 5.) Adjournment

**BOARD OF ZONING APPEALS AGENDA  
THURSDAY, APRIL 22, 2021 AT 4:30 PM**

- 1.) Call meeting to order.
- 2.) Approval of Minutes for March 25, 2021
- 3.) Comments from citizens
- 4.) Michael B. Hutson—In Home Occupancy within city limits at 201 S. 14<sup>th</sup> St. Map: 085K-C-Parcel 027.00---Property is zoned an R-2 High Density Residential District.
- 5.) Bobby Carroll (Air B&B--home rental) In Home Occupancy at 523 North 9<sup>th</sup> St. Map: 085O-A-020.00---Property is zoned an R-2 High Density Residential District.

- 6.) Jeanne & Stephen Huett (part-time Air B&B—home rental)  
In Home Occupancy within the city limits at 113 Mohawk Lane.  
Map: 094F-B-Parcel 006.00---Property is zoned an R-1 Low Density  
Residential District
- 7.) Larry Wagner (Informal Consultation) In Home Occupancy (Air B&B---Rental  
Home) within City Limits Rental home located at 106 Blue Drive. Map: 094F  
-B-011.00---Property is zoned an R-1 Low Density Residential District.
- 8.) Adjournment.

**FAIR HOUSING AGENDA  
THURSDAY, APRIL 22, 2021 AT 4:30 PM**

- 1.) Call meeting to order.  
No business having been scheduled for Thursday, March 25, 2021, therefore, no  
minutes to approve.
- 2.) No business is scheduled.
- 3.) Adjournment

**CITY OF LAFOLLETTE  
REGIONAL PLANNING COMMISSION  
MEETING MINUTES  
Tuesday-April 22, 2021**

**MEMBERS:**

**Chairman:** Joe Bolinger

**Vice-Chairman:** Eddie Wheeler, Jr.

**Commission Members:**

Michael Stanfield

Mark Hoskins

Dewayne Gibson

**Secretary:** Eddie Wheeler, Jr.

**Codes Officer:** Jeff Duncan

**MEMBERS ABSENT:** None

**LaFollette City Administrator:** Stan Foust

**LaFollette Staff Reporter:** Donna Weaver

**OTHERS PRESENT:**

**LaFollette City Administrator:** Stan Foust

**Councilman Wayne Kitts**

**Shonna Peters & husband**

**Bobby Carroll**

**Larry Wagner**

**Lindsay Hutson (WLAF)**

**Eva Herinkova (LaF P)**

**Michael Hutson**

**Stephen Huett**

**CITY OF LAFOLLETTE REGIONAL PLANNING COMMISSION MEETING:**

- 1.) **Call meeting to order:** Mr. Bolinger called the meeting to order at 4:30 pm. Mr. Bolinger stated they did have a quorum.
- 2.) **Approval of minutes for March 25, 2021:** Chairman Bolinger asked for the approval of the minutes. Mayor Stanfield made the motion to accept the minutes, Mr. Wheeler made the second. Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes

Mr. Hoskins----- Yes

Mayor Stanfield----- Yes

Mr. Wheeler----- Yes

**Approval of minutes for the April 12, 2021 Special Called Meeting:**

Chairman Bolinger asked for a motion to approve. Mr. Hoskins made the first motion to approve. Mr. Wheeler made the second. Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes

Mr. Hoskins----- Yes

Mayor Stanfield----- Yes

Mr. Wheeler----- Yes

Motion Carried

**3.) Comments from citizens:** Note there was none.

**4.) Site Plan for Billboard:** located at 2511 Jacksboro Pike, within city limits.

Map: 103N-A-Parcel 075.00. Property is zoned a C-2 Highway Business District.

Chairman Bolinger asked Stan Foust if he had any information on the matter. Mr. Foust stated it had been worked on for quiet some time and they had the site plan now with the actual setbacks. Mr. Foust stated that Mrs. Peters did meet the requirements. Mr. Foust recommended approval. He stated that Mrs. Peters had done got with the state which had to be done. Mr. Jeff Duncan asked if the square footage was correct, that by his calculation it was about forty-two (42) square feet larger. Mr. Foust asked if he was reading the signing from the ordinance book, that billboards and signs is different. Mr. Hoskins stated that he read in the heading of signs and billboards. Mr. Foust stated it did, but if he looked below it and go down to billboards it says "all premise advertising structures such as billboards which exceed fifty (50) square feet should be erected or placed in conformity. Mr. Foust stated what it was talking about under that heading for signs. Mr. Foust and Mr. Hoskins stated they agreed that it needed to re-written. Mr. Bolinger asked if there was a height restriction on billboards. Mr. Foust stated no there was not one on height just set back only. Mr. Hoskins made the motion to approve, Mayor Stanfield made the second. Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes

Mayor Stanfield----- Yes

Mr. Hoskins----- Yes

Mr. Wheeler----- Yes

Motion Carried

Mr. Bolinger asked Mr. Foust if he had anything else to bring before the Planning Commission. Mr. Foust stated no.

Mayor Stanfield made the motion to adjourn, Mr. Gibson made the second.

## **BOARD OF ZONING APPEALS**

**1.) Call Meeting to order:** Chairman Bolinger requested roll call which was as follows:

Mr. Gibson----- Yes  
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes  
Mr. Wheeler----- Yes

**2.) Approval of Minutes for March 25, 2021:** Chairman Bolinger asked for approval of the minutes for March 25, 2021. Mr. Hoskins made the Motion to accept. Mr. Gibson made the second. Mr. Bolinger requested roll call which was as follows:

Mr. Gibson----- Yes  
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes  
Mr. Wheeler----- Yes

Motion Carried

**3.) Comments from Citizens:** Note there was none.

**5-7)** Was changed to Item #5,6, & 7. Mr. Bolinger asked Mr. Foust if he had anything to say. Mr. Foust replied yes, he did. Items #5,6, & 7 which were dealing with Air BNB's. Mr. Foust stated that he had spoken with the City Attorney Mr. Reed Troutman. Mr. Foust stated that Mr. Troutman had requested a motion be made for those three items to be tabled until they get better clarification from MTAS on the zoning restrictions for the short-term rentals, which is Air BNB's. Mr. Foust stated that he had just got off the phone with the attorney about forty-five (45) minutes prior to the meeting and that was Mr. Troutman's recommendation. Mayor Stanfield asked Mr. Foust if they need to postpone it. Mr. Foust stated it needed to be postponed till the next meeting in May. Mr. Hoskins made the motion to table item #5-7. Mr. Gibson made the second. Mr. Bollinger requested roll call which was as follows:

Mr. Gibson----- Yes  
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes  
Mr. Wheeler----- Yes

Motion Carried

**4.) Michael Hutson In Home Occupancy within city limits at 201 South 14<sup>th</sup> St.-Zoned R-2 High Density Residential District.**

Mr. Hoskins asked what was his occupancy. Mr. Foust stated that he was wanting to open a mowing business. Mr. Foust stated that he was wanting to be able to do scheduling and things from his residence with no additional traffic or signs put up at the property. Mr. Hoskins asked about storage of the equipment. Mr. Foust stated that it would be only his regular lawn mowing equipment. Mr. Duncan asked Mr. Hutson if there would be any mulch or anything of that order. Mr. Duncan replied that he would only be doing the mowing, and he had a storage shed for his equipment. Mr. Hoskins stated that as long as he kept his equipment stored inside the structure. Mayor Stanfield made the motion, Mr. Gibson made the second. Mr. Bolinger requested roll which was as follows:

Mr. Gibson----- Yes  
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes  
Mr. Wheeler----- Yes

Motion Carried

Chairman Bolinger asked Mr. Foust if he had anything else to say. Mr. Foust stated that he did have something to say to the three that were tabled from BNB to just give them clarity as to what was going on. Mr. Foust stated that the city attorney Mr. Troutman had asked MTAS which is an advisory group to the City of LaFollette for clarification of the zoning for the R-1 and R-2 Districts is the reason they are asking for it to be tabled until the next meeting. Mr. Foust stated that the City of LaFollette had zoning districts for Commercial District and Residential District. The city's clarification is that is this a Commercial District being put in a Residential District. Mr. Foust stated that an R-1 District is the most restricted district that the city has, R-2 would be the next one. What the city is wanting to know is are we violating our zoning ordinance by allowing commercial to be in a residential district and that is the reason the city is asking for clarification on it.

Chairman Bolinger asked if he had a motion to adjourn. Mayor Stanfield made the motion, Mr. Gibson made the second. Chairman Bolinger requested roll call which was as follows:

Mr. Gibson----- Yes  
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes  
Mr. Wheeler----- Yes

Motion Carried

### **FAIR HOUSING BOARD**

Chairman Bolinger requested roll which was as follows:

Mr. Gibson----- Yes  
Mr. Hoskins----- Yes

Mayor Stanfield----- Yes  
Mr. Wheeler----- Yes

Chairman Bolinger stated with there being no minutes to approve, also no business is scheduled if he had a motion to adjourn. Mayor Stanfield made the motion to adjourn, Mr. Gibson made the second.

Meeting Adjourned