

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, JUNE 24, 2021 AT 4:30 PM

- 1.) Call meeting to order.
- 2.) Approval of Minutes for:
 Planning Commission Meeting on May 27, 2021
- 3.) Comments from citizens.
- 4.) Approval of rezoning request from residential to commercial within city limits located at 312 North Indiana Avenue. Map: 085K-D-Parcel 063.00 Property is zoned an R-2 High Density Residential District. Applicant Jeff Lobertini.
- 5.) Subdivision Plat for a two (2) lot division at the intersection of West Hill St. and South Avenue at Hawthorne Drive. Map 094I-C-Parcel 004.00. Property is located in a R-2 High Density District. Applicant: Harold Morgan—Surveyor: Tony Crutchfield
- 6.) Adjournment

BOARD OF ZONING APPEALS AGENDA
THURSDAY, JUNE 24, 2021 AT 4:30 PM

- 1.) Call meeting to order.
- 2.) Approval of Minutes for May 27, 2021
- 3.) Comments from citizens
- 4.) In Home Occupancy within city limits located at 400 West Walden Street Apartment #201. Map 094B-B-Parcel 018.00. Property is zoned an R-2 High Density Residential Area.—Applicant: David Trejo
- 5.) (Approval of Air B&B--home rental) In Home Occupancy at 523 North 9th St. Map: 085O-A-020.00---Property is zoned an R-2 High Density Residential District. Applicant: Bobby Carroll

- 6.) (Approval of 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.
Applicant: Jeanne & Stephen Hurst.
- 7.) (Approval of Air B&B—home rental) In Home Occupancy 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. Applicant: Larry Wagner
- 8.) Adjournment.

**FAIR HOUSING AGENDA
THURSDAY, JUNE 24, 2021 AT 4:30 PM**

- 1.) Call meeting to order.
No business having been scheduled for Thursday, May 27, 2021, therefore, no
minutes to approve.
- 2.) No business is scheduled.
- 3.) Adjournment

**CITY OF LAFOLLETTE
REGIONAL PLANNING COMMISSION
MEETING MINUTES
Tuesday-June 24, 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:

Tony Crutchfield
Betty Flat
Jeff Lobertini
Bobby Carroll
Larry Wagner
Terry Sweat
Wayne Kitts

Eva Herinkova (LaF P)
Stephen Huett
Kyle Turnblazer
Reid Troutman (Attorney)
Stephanie Grimm
Charlie Bozeman

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 May 27, 2021:** Chairman Bolinger asked for the approval of the minutes. Mayor Stanfield made the motion to accept the minutes, Mr. Gibson made the second. Chairman Bolinger requested roll which was as follows:

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

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

Motion Carries

3.) Comments from citizens:

Mrs. Betty Flat asked how the rezoning of 312 North Indiana Avenue was going to affect the home owners on East Forrest St. Mr. Duncan replied that it should not affect them. Mrs. Flatt asked if there would be an increase in taxes. The board stated no it would not. It was asked, once they changed this to commercial and they had a vacant lot that she thinks Bob owns and could he put in a liquor store or any kind of business if it was zoned commercial. Mr. Hoskins stated that he could do what he wanted with it but he would have to apply for a business license and the public would have a say in it. Mr. Duncan stated that it was not the vacant lot Mr. Fannon requested to be rezoned it was the one that had the house on it. Mr. Duncan stated that Mr. Fannon could come before them his self and they would do the same thing over. That Mr. Fannon just asked if they could include it now. Mr. Lobertini stated that he owned the lot they were talking about and there wasn't going to be any Air BNB or a liquor store. Mr. Duncan stated that it had always been a commercial property, that Loby Block was there for years.

- 4.) Approval of rezoning request:** Request of changing from residential to commercial within the city limits located at 312 North Indiana Avenue. Map 094K-D-Parcel 063.00. Property is zoned an R-2 High Density Residential District. Applicant Jeff Lobertini. Mr. Stanfield made the motion to approve. Mr. Wheeler 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

- 5.) Subdivision Plat:** for a two (2) lot division at the intersection of West Hill St. and South Avenue at Hawthorne Drive. Map 094I-C-Parcel 004.00. Property is located in a R-2 High Density District. Applicant: Harold Morgan/Surveyor: Tony Crutchfield.

Mr. Crutchfield stated that Mr. Morgan wanted to subdivide his property into two (2) lots. He stated tat Lot #1 would have the residence on it and Lot #2 would be a vacant one. Mr. Crutchfield stated that they met all the minimal requirements for lot size and road signing in that zone. Water and sewer were available and they were asking to get a final approval on this. Mr. Stanfield made the motion to accept and Mr. Wheeler 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

BOARD OF ZONING APPEALS

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

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

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

2.) Approval of Minutes for May 27, 2021: Chairman Bolinger asked for approval of the minutes for March 25, 2021. Mr. Stanfield 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: Mr. Bolinger stated to note there being none.

4.) In Home Occupancy: within the city limits located at 400 West Walden Street Apartment #201 Map: 094B-B-Parcel 018.00. Property is zoned an R-2 High Density Residential District. Applicant: David Trejo.

Mr. Stanfield asked Mr. Trejo what business he planned on. Mr. Trejo explained that he was doing a tree service, but he wouldn't have any heavy equipment that they were mainly based out of Knoxville. He stated that he just mainly needed it for his phone. Mr. Bolinger asked if he would have any signage and Mr. Trejo stated no mainly just for phone and sometimes, they worked out of Flat Hollow, and had a website but all heavy equipment and things were stored in Knoxville. Mr. Hoskins asked if there would be any increase in traffic. Mr. Trejo stated no. Mr. Duncan stated that all he would be doing was answering the phone at his address for his business. Mayor Stanfield made the motion to approve and 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

5.) Approval of Air BNB—home rental (In Home Occupancy) located at 503 North 9th Street. Map 085O-A- Parcel 020.00. Property is zoned an R-2 High Density Residential District. Applicant: Bobby Carroll

Mr. Duncan asked Mr. Carroll if he had finished the rental. Mr. Carroll replied no, he was still working on it. He stated that he was trying to get all the paperwork and stuff done before he proceeded with anything else. He stated he wanted to make sure that everything was done right. Mr. Duncan informed Mr. Carroll he needed to submit some kind of plan such as architectural in the R-2 District. Mr. Foust stated that he would have to submit to the planning commission a site plan for the development that he is wanting to do. Mr. Hoskins asked if they had guidelines for that plan. Mr. Bolinger stated yes. Mr. Hoskins informed him that there were some criteria that he would have to meet. Mr. Carroll agreed. He stated that his house was the only one there. Mr. Hoskins informed him to get in touch with Mr. Duncan to get the criteria. Mr. Hoskins also informed him once he got the criteria and a site plan he would have to come back and they would review it but there was no guarantee it would be approved but that was the process they had to go through. Mr. Foust asked if it was their recommendation for denial due to no site plan. Mr. Duncan stated yes. Mr. Bolinger asked for a motion. Mr. Hoskins made the motion and 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

6.) Approval of Air BNB—home rental (In Home Occupancy) located at 113 Mohawk Lane. Map 094F-B-Parcel 006.00. Property is zoned an R-1 Low Density Residential District. Applicant Jeanne & Stephen Hurst.

Mr. Hoskins asked if they had any information from MTAS on this matter. He referred to Mr. Troutman about putting an Air BNB in a R-1 zone. Mr. Troutman stated that they were new laws, but it all would still fall back to the zoning requirements and regulations. Mr. Hoskins asked Mr. Troutman if all they needed was to follow the zoning requirements. Mr. Troutman stated “yes”. Mr. Hoskins stated that the zoning regulations would not allow it. Mr. Hoskins made the motion to deny. 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

Discussion occurred between Mr. Huett, Stan Foust, Jeff Duncan, Mark Hoskins, Terry Sweat and Kyle Turnblazer concerning R-1 regulations.

Discussion was made about the time frame to stop doing rentals. Mr. Huett stated he had no rentals after the end of July. Motion was made to give Mr. Huett thirty (30) days. Mr. Bolinger requested roll which was as follows:

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

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

Motion Carried

7.) Approval of Air BNB—home rental (In Home Occupancy) located at 106 Blue Dr. Map 094F-B-Parcel 011.00. Property is zoned an R-1 Low Density Residential District. Applicant Larry Wagner.

Mr. Foust stated this property was the same as the previous one. Mr. Hoskins made the motion to deny. 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

Discussion occurred between Larry Wagner, Planning Commission, Reid Troutman, and Jeff Duncan. Discussion on how long to let them keep booked rentals due to being booked up thru November 13th. Mr. Huett stated if Mr. Wagner stayed open longer that was fine, he did not have any rentals past July.

Planning Commission stated they would allow them to finish out their rentals thru November 13TH as long as they got no legitimate complaints. Mr. 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

Meeting Adjourned

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