

NOTICE OF PUBLIC HEARING. In accordance with Tennessee Code Annotated Section 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will convene and hold public hearing on February 10, 2015 at 6:00 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee by adding a new RAC2-Rural Arterial Commercial District 2.

Summary of resolution follows. That Article 8 Establishment of Districts be amended to list a new Rural Arterial Commercial District 2. That the Zoning Resolution of Blount County, Tennessee be amended by adding a new Section 9.12 RAC2-Rural Arterial Commercial District 2 with provisions as follows: purpose to regulate commercial and other development of low to medium density adjacent to two-lane rural arterial roads with list of specific roads covered and limits to coverage to 350 feet perpendicular away from arterial roads and 500 feet laterally from intersection of public roads; providing for permitted uses of certain types including residential, office, service, retail trade, auto oriented, institutional and government, utility, and limited other uses; providing for no special exception uses; prohibiting all uses not permitted otherwise; requiring site plan review for all uses except single or duplex residential uses; specifying minimum lot size and density including maximum lot coverage and maximum 10,000 square feet for total of all buildings; setting minimum building setback requirements from road right-of-way and lot lines; setting maximum height of structures of 35 feet; specifying site plan requirements in addition to those in Sections 7.2 and 7.15, including stormwater draining plan, vegetative landscape buffer, front building elevation construction of minimum 50 percent nonmetal building materials, lighting requirements, and noise impact; providing for review and permit of change of use.

Copy of the proposed resolution is available at the County Commission offices in the Blount County Courthouse.

APPROVED:
Jerome Moon
Commission Chairman

ATTEST:
Roy Crawford, Jr.
County Clerk

Ed Mitchell
County Mayor

RESOLUTION No. 15-02-003

Sponsored by Commissioners Andy Allen and Brad Bowers

A Resolution to amend the Zoning Resolution of Blount County, Tennessee by adding a new RAC2-Rural Arterial Commercial District 2.

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 19th day of February, 2015:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Sections 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

WHEREAS, it is desirable to allow integration of appropriately scaled and limited commercial uses in the rural areas of the county along defined two-lane arterial roads,

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, **to adopt the following:**

1. That Article 8 Establishment of Districts be amended to list a new Rural Arterial Commercial District 2 to read as follows:

RAC2 Rural Arterial Commercial District 2 for low to medium density commercial development

2. That the Zoning Resolution of Blount County, Tennessee be amended by adding a new Section 9.12 RAC2-Rural Arterial Commercial District 2 to read as follows:

Section 9.12 RAC2 – Rural Arterial Commercial District 2. It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to rural arterial roads in the county not covered by the RAC zone in Section 9.10, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq.*), and consistent with plans adopted by Blount County.

It is further the policy of the County Commission that the RAC2 district and this section shall have applicability only to land adjacent to arterial roads, generally with two-lane cross-section, as identified on the Major Road Plan, being specifically the following:

Hwy 411 North (Sevierville Road) from Maryville UGB to eastern county line with Sevier County;

Hwy 129 (Calderwood Highway) from intersection with Hwy 411 South to southern county line with North Carolina;

Hwy 72 (small segment) in south west of county at county line with Monroe County;

Hwy 321 from intersection with Foothills Parkway (Walland) to Townsend city limits; and

Hwy 321 (Wears Valley Road) from Townsend city limits to county line with Sevier County.

It is further the policy of the County Commission that amendments to the Zoning Map shall extend no more than 350 feet perpendicular away from the right-of-way lines of the above delineated highways, and no more than 500 feet laterally from intersections of any public roads along the above delineated highways.

This section does not amend the Zoning Map, nor zone nor rezone any land to RAC2, but only identifies limits to location for any land that may in the future be zoned RAC2.

A. Permitted Uses.

For residential uses, the following: Any use permitted in the R-1-Rural District 1 subject to the requirements of that District.

For office type uses, the following: Professional and office type uses with limited commercial and retail operations; Offices for businesses providing services.

For service type uses, the following: Banks; Barber and beauty shops; Computer and electronic device repair; Family day care home; Child day care center.

For retail trade type uses, the following: Convenience stores (including gasoline stations); Grocery stores; Drug stores; Meat and fruit markets; Restaurants; Bakery stores; Florists and garden supply stores; Cloth shops and sundries; Hardware stores; Ice cream parlors.

Auto oriented uses, the following: Gasoline service stations, filling stations.

For institutional and government uses, the following: Churches and other places of worship; Government buildings and meeting rooms; Schools, private and public; Religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.

Utility facilities necessary for the provision of public services; Public utility structure or use (excluding equipment and material storage yards).

For other uses, the following: Agriculturally-oriented commercial or light industrial uses; Customary home occupations; Cemeteries; A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

B. Uses permitted as special exception: None.

C. Uses permitted as special exception with specific limitations: None.

D. Uses Prohibited: In the RAC2 – Rural Arterial Commercial District 2: all uses are prohibited except those uses permitted or permitted as special exception specifically above.

E. Uses Requiring Site Plan Review: All uses and customary accessory structures, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: For residential structures as required in Section 9.2.F. For all other uses: minimum lot size shall be one (1) acre, and maximum lot coverage of all buildings shall be no more than forty (40) percent provided that both primary and duplicate area for septic field purposes are maintained unhindered by any structure, parking, drainage or other design element of the site which may impact septic functioning. Notwithstanding the above, the total area of all buildings shall not exceed 10,000 square feet for any one lot or parcel.

G. Setback Requirements: All uses shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

1. Front Setback: the minimum depth of the front building setback shall be 40 feet from any road right-of-way or road easement line.

2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet for any non residential use or accessory structure with a rear property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

3. Side Setback: the minimum building setback from the side property line shall be ten feet, provided that the side setback shall be 20 feet for any non residential use with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

I. Additional Site Plan Requirements: In addition to site plan requirements in Sections 7.2 and 7.15, site plans for any commercial use permit under this Section shall be drawn by a qualified professional, and shall include front elevation of any proposed structure.

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC, RAC2 or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials and shall meet all other requirements of Section 7.15. All external lighting shall be directed away from or screened from land zoned other than RAC, RAC2 or C, and away from any public right-of-way, and shall conform to requirements in Section 7.15.D. Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.

K. Review on change of use.

1. For any change of use to special exception use under provisions for change of use requiring Board of Zoning Appeals approval, the Board of Zoning Appeals shall have permit and review authority under provisions of these regulations.

2. For other change of use, excluding change to uses allowed in Section 9.2.A, a permit application for zoning compliance shall be submitted, to be reviewed by the Building Commissioner for conformity to requirements for the zone and any previously approved site plan. The Building Commissioner shall require information on the application sufficient for determination of zoning

compliance, and certification of zoning compliance in writing shall be considered as approval of the permit for change of use.

3. Notwithstanding subsection 2 above, upon determination by the Building Commissioner that a use will be of greater impact or will require new or changed site design elements upon change of use, the Building Commissioner shall require a new permit application and site plan to be reviewed by the Planning Commission as a new permit for that change of use.

4. All changes of use under this subsection shall require new permit application and charged fees as such.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

Think Quality - Think Future

Blount County Planning Department

327 Court Street
Maryville, TN 37804-5906
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MEMO

TO: Members of the Blount County Commission

FROM: John Lamb

DATE: December 23, 2014

SUBJECT: Items for consideration from the December 22, 2014 Planning Commission meeting.

The Blount County Planning Commission considered and acted on several items for consideration by the County Commission.

1. Recommendation to amend the Zoning Resolution by adding a new RAC2-Rural Arterial Commercial District 2.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee by adding a new RAC2-Rural Arterial Commercial District 2.

That Article 8 Establishment of Districts be amended to list a new Rural Arterial Commercial District 2 to read as follows:

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For retail trade type uses, the following: Convenience stores (including gasoline stations); Grocery stores; Drug stores; Meat and fruit markets; Restaurants; Bakery stores; Florists and garden supply stores; Cloth shops and sundries; Hardware stores; Ice cream parlors.

Auto oriented uses, the following: Gasoline service stations, filling stations.

For institutional and government uses, the following: Churches and other places of worship; Government buildings and meeting rooms; Schools, private and public; Religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.

Utility facilities necessary for the provision of public services; Public utility structure or use (excluding equipment and material storage yards).

For other uses, the following: Agriculturally-oriented commercial or light industrial uses; Customary home occupations; Cemeteries; A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

B. Uses permitted as special exception: None.

C. Uses permitted as special exception with specific limitations: None.

D. Uses Prohibited: In the RAC2 – Rural Arterial Commercial District 2: all uses are prohibited except those uses permitted or permitted as special exception specifically above.

E. Uses Requiring Site Plan Review: All uses and customary accessory structures, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: For residential structures as required in Section 9.2.F. For all other uses: minimum lot size shall be one (1) acre, and maximum lot coverage of all buildings shall be no more than forty (40) percent provided that both primary and duplicate area for septic field purposes are maintained unhindered by any structure, parking, drainage or other design element of the site which may impact septic functioning. Notwithstanding the above, the total area of all buildings shall not exceed 10,000 square feet for any one lot or parcel.

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3. Side Setback: the minimum building setback from the side property line shall be ten feet, provided that the side setback shall be 20 feet for any

non residential use with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

I. Additional Site Plan Requirements: In addition to site plan requirements in Sections 7.2 and 7.15, site plans for any commercial use permit under this Section shall be drawn by a qualified professional, and shall include front elevation of any proposed structure.

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC, RAC2 or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials and shall meet all other requirements of Section 7.15. All external lighting shall be directed away from or screened from land zoned other than RAC, RAC2 or C, and away from any public right-of-way, and shall conform to requirements in Section 7.15.D. Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.

K. Review on change of use.

1. For any change of use to special exception use under provisions for change of use requiring Board of Zoning Appeals approval, the Board of Zoning Appeals shall have permit and review authority under provisions of these regulations.

2. For other change of use, excluding change to uses allowed in Section 9.2.A, a permit application for zoning compliance shall be submitted, to be reviewed by the Building Commissioner for conformity to requirements for the zone and any previously approved site plan. The Building Commissioner shall require information on the application sufficient for determination of zoning compliance, and certification of zoning compliance in writing shall be considered as approval of the permit for change of use.

3. Notwithstanding subsection 2 above, upon determination by the Building Commissioner that a use will be of greater impact or will require new or changed site design elements upon change of use, the Building Commissioner shall require a new permit application and site plan to be reviewed by the Planning Commission as a new permit for that change of use.

4. All changes of use under this subsection shall require new permit application and charged fees as such.

2. Recommendation to amend the Zoning Resolution Section 7.18.5.B.4 clarifying responsibility for required improvements for a deceleration lane in relation to a campground or RV park.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.5.B.4 clarifying responsibility for required improvements for a deceleration lane in relation to a campground or RV park.

That Section 7.18.5.B.4 be amended to read as follows:

A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration

lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department. Any required improvements for a deceleration lane will be the responsibility of the developer.

3. Recommendation to amend the Zoning Resolution Section 7.18.5.J clarifying mandatory compliance with noise laws.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.5.J clarifying mandatory compliance with noise laws.

That Section 7.18.5.J be amended to read as follows:

Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds shall conduct business in accordance to any existing noise laws within the county.

4. Recommendation to amend the Zoning Resolution Section 7.18 preamble clarifying application of non-conforming (grandfather) provisions of state statutes and zoning regulations.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18 preamble clarifying application of non-conforming (grandfather) provisions of state statutes and zoning regulations.

That preamble of Section 7.18 be amended to read as follows:

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. The provisions of this section do not apply to pre-existing non-conforming campgrounds and recreation vehicle parks under provisions for non-conforming uses in state statutes, and under provisions for non-conforming (grandfathered) uses in other sections of this Zoning Resolution. A commercial campground and recreational vehicle park shall meet the following regulations:

5. Recommendation to amend the Zoning Resolution Section 7.18.2.C setting ratio of camp worker campsites that may be allowed.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.2.C setting ratio of camp worker campsites that may be allowed.

That Section 7.18.2.C be amended to read as follows:

Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground. Campsites or housing for camp worker shall be limited to no more than one unit per 25 campsites or fraction thereof within the campground.

6. Recommendation to amend the Zoning Resolution Section 9.1.C deleting allowance for commercial campground and recreational vehicle parks in the S-Suburbanizing District.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 9.1.C deleting allowance for commercial campground and recreational vehicle parks in the S-Suburbanizing District

That Section 9.1.C for the S-Suburbanizing District be amended by deletion of the phrase "commercial campgrounds and recreational vehicle parks (see also section 7.18)".

7. Recommendation to amend the Zoning Resolution Section 7.18.2.B clarifying limits of stay in a campground or RV park.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.2.B clarifying limits of stay in a campground or RV park.

That Section 7.18.2.B main paragraph be deleted, with the following wording placed therein:

~~A recreational vehicle shall not remain in a recreational vehicle park for more than sixty (60) consecutive days in any three hundred sixty five (365) day period except:~~ Any occupant within the campground or RV Park, including RV sites, tent sites and cabins, shall not remain for more than sixty (60) days in any three-hundred-sixty-five (365) day period, except:

8. Amendment of the Subdivision Regulations concerning setbacks from private easements.

This item comes for direct action. State statutes require action by the County Commission for rules on private easements as follows:

TCA 3-3-411 (3)(A) The lot fronts upon a permanent easement which conforms to all rules, regulations and specifications applicable to the permanent easement of the planning commission or other department, division or agency of the county; **provided, that such rules, regulations, and specifications governing permanent easements shall not take effect until such rules, regulations, and specifications are approved by the county legislative body in a resolution by a two-thirds (2/3) vote;**

At its December 22, 2014 meeting, the Planning Commission held public hearing and amended the Subdivision Regulations by unanimous vote to read as follows:

6.04.1(b) The minimum depths of building setback lines for lots platted for all purposes shall be as follows:

1) Subject to the additional requirements for corner lots in Subsection 4 below, the setback distance from each adjoining public or private road or common driveway easement to the building setback line shall be as follows:

For public road right-of-ways (ROW) as classified in the Major Road Plan

Principal Arterial	60 feet
Major Arterial	40 feet
Other public roads	30 feet

For private roads and common driveways

From private road easement or ROW line 30 feet
From common driveway easement line 20 feet

The Planning Commission may approve a lesser distance where a wall, high fence, or other substantial separation is included in the platted improvements to the subdivision adjoining an arterial or collector street, provided that no infringement is made upon sight lines at intersections established by Subsection 4 below.

The underlined and bold text of the amendment above applies to private easements (private roads and common driveways). Being rules governing permanent easements, the underlined and bold text needs approval by a 2/3 vote of the County Commission to become effective. NOTE: This comes for direct action without need for specially published public hearing.

REPORT ON OTHER ITEMS CONSIDERED BY THE PLANING COMMISSION – No action required by County Commission.

At its December 22, 2014 meeting, the Planning Commission also considered several other items relating to recently passed zoning regulations for campground and RV parks. The following is a report by issue.

1. Duration of occupancy – how long a campground site/RV site/cabin site can be occupied continuously – is the present 60 days too restrictive? The 60 day limit was the result of considerable discussion in the Planning Commission, and was a compromise of divergent opinion. Discussion noted that any RV could move to another campground to extend stay in Blount County. A residual concern was the time period in which the 60 days would run, which was a full 365 day year. Recommendation of no change from present 60 day limit.

2. 18 feet of pavement criteria (too small) – is the minimum access requirement on existing roads too narrow to accommodate large RV units? This standard comes from application of same standard in the Subdivision Regulations, and was subject of extensive research and discussion when the Subdivision Regulations were amended. Recommend no change.

3. Impact on environment and residential homes – concern about the impact of campgrounds on surrounding environment and surrounding residential homes. There are provisions for setbacks and buffering that are similar to those applied for any commercial use. Recommend no change. (see also 4 below)

4. Closeness to existing residential homes – concern that the setback and buffering requirements may not protect existing residential homes from adverse impact. The setback provisions for the R-1 zone and commercial use would still be applied, but could be amended to greater standard and be made more explicit. **Under consideration** for further review and possible recommendation is a proposal to increase setback from existing residential uses to 40 feet.

5. Enforcement and penalties for non-compliance – concern that enforcement and penalties addressed generally in the Zoning Regulations and State Statutes may not be adequate. This is generally not a subject of direct regulation. Recommend referral for legal advice on the range of options open for enforcement and fines under provisions of law and state statutes.

6. Legal liability – concern that allowing or approving new campgrounds on county roads could lead to increased liability to the County. Generally, if due diligence in application of reasonable standards is followed in approval of any use, liability will not accrue. For any further concern, recommend referral for legal advice.

AGENDA
BOARD OF COMMISSIONERS AGENDA COMMITTEE MEETING
TUESDAY, FEBRUARY 10, 2015, 6:30 P.M.
Room 430, Blount County Courthouse

A. ROLL CALL.

B. SETTING OF AGENDA.

C. PUBLIC INPUT ON ITEMS ON THE AGENDA.

D. APPROVAL OF AGENDA COMMITTEE MINUTES:

1. January 6, 2015 meeting.

E. ITEMS FOR CONSENT CALENDAR:

1. Minutes:
 - a. January 15, 2015, County Commission meeting.
 - b. February 10, 2015, Zoning Public Hearing.
2. Approval of Deputy Sheriff and Notary Public bonds and oaths.
3. Election of Notaries.
4. Appointments:
 - a. A resolution amending Resolution Number 12-07-007, by adding two members to the Blount County Corrections Partnership – Judge Michael A. Gallegos, Judge Tammy Harrington – Ex-Officio Non-Voting Members. (Jeff Headrick)

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

1. Budget Transfers.
2. Budget Increases:
3. Other Budget Items.
4. A resolution to amend the Zoning Resolution of Blount County, Tennessee, by adding a new RAC2-Rural Arterial Commercial District 2. (Andy Allen)
5. Annual Adjustments Financial Assurance Agreement for the Alcoa/Maryville/Blount County Landfill.
6. Setting of Public Hearings: (Ron French)
 - a. A resolution to amend the zoning resolution of Blount County, Tennessee, Section 7.18 regulating campgrounds or RV Parks by clarifying or specifying the following: responsibility for required improvements for a deceleration lane; mandatory compliance with noise laws; application of non-conforming (grandfather) provisions of state statutes and zoning regulations; and limits of stay in a campground or RV park.
 - b. A resolution to amend the zoning resolution of Blount County, Tennessee, Section 7.18 regulating campgrounds or RV parks, specifying the following; setting ratio of camp worker campsites that may be allowed; setting setbacks from perimeter parcel lines; and setting defined density of campsites per gross acre.
 - c. A Resolution to amend the zoning resolution of Blount County, Tennessee, Section 9.1.C deleting allowance for commercial campground and recreational vehicle parks in the S-Suburbanizing District.
7. Resolution requesting the Blount County Legislative Body to reinstate the appropriation of Blount County Funds for giving financial aid to Nonprofit Charitable Organizations pursuant to T.C.A. § 5-9-109. (Shawn Carter)
8. A resolution to establish Ad Hoc Committee to Study the Feasibility of Recycling in Blount County. (Grady Caskey)
9. Request from the Blount County Corrections Partnership for the Blount County Commission to hold a teleconference with the Jail Study Consultant in a public setting. (Jeff Headrick)

H. ANNOUNCEMENTS AND STATEMENTS.

I. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.



**STATE OF TENNESSEE
COUNTY OF BLOUNT**

BE IT REMEMBERED that a meeting of the Agenda Committee of the Blount County Board of Commissioners was held on Tuesday, January 06, 2015 at 6:30 pm at the courthouse in Maryville, Tennessee.

Roll call was taken by Roy Crawford, Jr., County Clerk:

Mike Akard - present	Mike Caylor - present	Mike Lewis - present
Andy Allen - present	Thomas Cole - present	Kenneth Melton - present
Archie Archer - present	Dodd Crowe - present	Karen Miller - present
Brad Bowers - present	Jamie Daly - present	Tona Monroe - present
Shawn Carter - present	Gary Farmer - present	Jerome Moon - present
Rick Carver - present	Ron French - present	Steve Samples - present
Grady Caskey - present	Jeff Headrick - present	Tom Stinnett - present

There were 21 present and 0 absent. Chairman Samples declared a quorum to exist. The following proceedings were held to-wit:

IN RE: SETTING OF AGENDA.

Commissioner Carver made a motion to set the agenda. Commissioner Moon seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: MINUTES OF DECEMBER 9, 2014 MEETING.

Commissioner Farmer made a motion to approve the minutes. Commissioner French seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - abstain	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 20 voting yes, 0 voting no, 1 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: CONSENT CALENDAR:

**MINUTES OF DECEMBER 18, 2014, COUNTY COMMISSION MEETING
APPROVAL OF DEPUTY SHERIFF AND NOTARY PUBLIC BONDS AND OATHS
ELECTION OF NOTARIES
APPOINTMENT OF AGRICULTURE EXTENSION COMMITTEE – TOM STINNETT, SUSAN KELLER, ALLEN MARTIN
APPOINTMENT OF JAIL INSPECTION COMMITTEE – SHARON HANNUM, ROBERT MATHIS
APPOINTMENT OF AD COMMITTEE TO STUDY AMENDING THE EXISTING WATER QUALITY BUFFER RESOLUTION AND RELATED REGULATIONS.**

Commissioner Miller requested that the appointments for the Budget Committee and the Purchasing Commission be moved to the new business portion of the agenda.

Commissioner French made a motion to send the items to the consent calendar of the January County Commission meeting. Commissioner Carver seconded the motion.

Commissioner Monroe nominated Karen Miller to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Moon seconded the nomination.

Commissioner Archer nominated Jamie Daly to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Monroe seconded the nomination.

Commissioner Miller nominated Archie Archer to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Moon seconded the nomination. Commissioner Archer withdrew his name from consideration.

Commissioner Caskey nominated Brad Bowers to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Bowers declined to serve,

Commissioner Farmer made a motion to revert to the Planning Commission to serve as the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Carter seconded the motion.

A vote was taken on the motion:

Akard - no	Caskey - no	French - no	Moon - yes
Allen - no	Caylor - no	Headrick - no	Samples - yes
Archer - yes	Cole - no	Lewis - yes	Stinnett - yes
Bowers - no	Crowe - no	Melton - yes	
Carter - yes	Daly - no	Miller - no	
Carver - yes	Farmer - yes	Monroe - no	

There were 9 voting yes, 12 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have failed.

Commissioner Moon nominated Jeff Headrick to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner French seconded the nomination.

Commissioner Archer nominated Commissioner Caskey to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Moon seconded the nomination.

Commissioner French nominated Commissioner Cole to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Moon seconded the nomination.

A vote was taken on forwarding the nominations to the agenda of the January County Commission meeting of Commissioners Miller, Daly, Headrick, Caskey, and Cole to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

Commissioner French made a motion to send the items without the Budget Committee appointments and the Purchasing Commission appointments to the consent calendar of the January County Commission meeting. Commissioner Lewis seconded the motion.

Commissioner Monroe nominated Nancy McEntee to the Jail Inspection Committee. Commissioner Archer seconded the nomination.

Commissioner Stinnett nominated Brad Bryant to the Jail Inspection Committee. Commissioner Moon seconded the nomination.

Commissioner Moon nominated Sharon Hannum to the Jail Inspection Committee. Commissioner Carter seconded the nomination.

Commissioner Melton nominated Robert Mathis to the Jail Inspection Committee. Commissioner Stinnett seconded the nomination.

Commissioner Moon made a motion that nominations cease. Commissioner Carter seconded the motion. A voice vote was taken with Chairman Samples declaring the nomination to have ceased.

Commissioner Moon made a motion to send the names of Nancy McEntee, Sharon Hannum, Robert Mathis, and Brad Bryant to the agenda of the January County Commission meeting. Commissioner Caylor seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: BUDGET TRANSFER – GENERAL COUNTY FUND - \$470,105.00.

Commissioner Lewis made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Carter seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: BUDGET TRANSFER – LIBRARY FUND - \$8,005.68.

Commissioner Moon made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Lewis seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: BUDGET TRANSFER – DRUG CONTROL FUND - \$25,000.00.

Commissioner French made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Melton seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET - \$88,840.00.

Commissioner Moon made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Bowers seconded the motion.

Commissioner Monroe made a motion to refer the resolution back to the Budget Committee. Commissioner Carter seconded the motion.

A vote was taken on the motion to refer:

Akard - yes	Caskey - no	French - no	Moon - no
Allen - no	Caylor - no	Headrick - no	Samples - no
Archer - yes	Cole - no	Lewis - no	Stinnett - no
Bowers - no	Crowe - no	Melton - no	
Carter - yes	Daly - no	Miller - yes	
Carver - no	Farmer - no	Monroe - yes	

There were 5 voting yes, 16 voting no, 0 abstaining, and 0 absent Chairman Samples declared the motion to have failed.

Commissioner Akard made a motion to refer the resolution back to the Schools for further consideration of options for the architectural analysis. Commissioner Monroe seconded the motion.

A vote was taken on the motion to refer:

Akard - yes	Caskey - no	French - no	Moon - no
Allen - no	Caylor - no	Headrick - no	Samples - no
Archer - no	Cole - yes	Lewis - no	Stinnett - no
Bowers - no	Crowe - no	Melton - no	
Carter - yes	Daly - abstain	Miller - yes	
Carver - no	Farmer - no	Monroe - yes	

There were 5 voting yes, 15 voting no, 1 abstaining, and 0 absent Chairman Samples declared the motion to refer to have failed.

A vote was taken on the original motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - no	Daly - yes	Miller - no	
Carver - yes	Farmer - yes	Monroe - no	

There were 18 voting yes, 3 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: A RESOLUTION BY THE BLOUNT COUNTY COMMISSION PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 54-10-216 TO CLOSE AND VACATE THE ROAD BED AND RIGHT-OF-WAY OF TOMMY BAKER ROAD, A COUNTY MAINTAINED ROAD LOCATED IN BLOUNT COUNTY, TENNESSEE.

Commissioner Farmer made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Allen seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: A RESOLUTION CLASSIFYING THE ROADS OF BLOUNT COUNTY, TENNESSEE, ACCORDING TO TENNESSEE CODE ANNOTATED 54-10-103 ET. SEG.

Commissioner Moon made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Headrick seconded the motion.

A vote was taken on the motion:

Akard - yes	Allen - yes	Archer - yes	Bowers - yes
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Carter - yes	Crowe - yes	Lewis - yes	Samples - yes
Carver - yes	Daly - yes	Melton - yes	Stinnett - yes
Caskey - yes	Farmer - yes	Miller - yes	
Caylor - yes	French - yes	Monroe - yes	
Cole - yes	Headrick - yes	Moon - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: A RESOLUTION AMENDING THE RULES REGULATING THE PROCEDURES OF THE BOARD OF COUNTY COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE.

Commissioner Allen made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Moon seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - no
Bowers - yes	Crowe - yes	Melton - no	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 19 voting yes, 2 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, BY ADDING A NEW RAC2-RURAL ARTERIAL COMMERCIAL DISTRICT 2.

Commissioner Allen made a motion to forward the item to the agenda of the January County Commission meeting to set the public hearing for February 10 at 6:00 pm in Room 430 in the Courthouse. Commissioner Carter seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - yes	

There were 21 voting yes, 0 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 7.18.5.B.4 CLARIFYING RESPONSIBILITY REQUIRED FOR IMPROVEMENTS FOR A DECELERATION LANE IN RELATION TO A CAMPGROUND OR RV PARK. and SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION FOR BLOUNT COUNTY, TENNESSEE, SECTION 7.18.5.J CLARIFYING MANDATORY COMPLIANCE WITH NOISE LAWS. and SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 7.18 PREAMBLE CLARIFYING APPLICATION OF NON-CONFORMING (GRANDFATHER) PROVISIONS OF STATE STATUTES AND ZONING REGULATIONS. and SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 7.18.2.C SETTING RATIO OF CAMP WORKER CAMPSITES THAT MAY BE ALLOWED. and SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 9.1.C DELETING ALLOWANCE FOR COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS IN THE S-SUBURBANIZING DISTRICT. and

SETTING OF PUBLIC HEARING REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 7.18.2.B CLARIFYING LIMITS OF STAY IN A CAMPGROUND OR RV PARK.

Commissioner Moon made a motion to refer the items back to the Planning Commission for possible consolidation. Commissioner Farmer seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - no	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - no	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - yes	
Carter - yes	Daly - no	Miller - yes	
Carver - yes	Farmer - yes	Monroe - no	

There were 17 voting yes, 4 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: A RESOLUTION TO APPROVE AMENDMENTS TO THE SUBDIVISION REGULATIONS RELATING TO RULES, REGULATIONS AND SPECIFICATIONS FOR PRIVATE EASEMENTS.

Commissioner French made a motion to send the item to the agenda of the January County Commission meeting. Commissioner Stinnett seconded the motion.

A vote was taken on the motion:

Akard - no	Caskey - yes	French - yes	Moon - no
Allen - no	Caylor - no	Headrick - yes	Samples - no
Archer - yes	Cole - no	Lewis - yes	Stinnett - yes
Bowers - no	Crowe - yes	Melton - no	
Carter - no	Daly - yes	Miller - no	
Carver - yes	Farmer - no	Monroe - no	

There were 9 voting yes, 12 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to have failed.

IN RE: APPOINTMENT OF BUDGET COMMITTEE - MIKE LEWIS, JEROME MOON, THOMAS COLE, SHARON HANNUM.

Commissioner Moon made a motion to send the item to the item D (Elections, Appointments and Confirmations) on the agenda of the January County Commission meeting. Commissioner Carter seconded the motion.

Commissioner Monroe made a motion to send the appointments back to the County Mayor for four separate nominations for the Budget Committee and four separate nominations for the Purchasing Commission. Commissioner Akard seconded the motion.

A vote was taken on the motion to refer:

Akard - yes	Caskey - yes	French - no	Moon - no
Allen - yes	Caylor - no	Headrick - no	Samples - no
Archer - yes	Cole - yes	Lewis - no	Stinnett - no
Bowers - yes	Crowe - yes	Melton - no	
Carter - no	Daly - yes	Miller - yes	
Carver - no	Farmer - no	Monroe - yes	

There were 10 voting yes, 11 voting no, 0 abstaining, and 0 absent. Chairman Samples declared the motion to refer to have failed.

A vote was taken on the original motion:

Akard - no	Caskey - no	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - no	Cole - yes	Lewis - abstain	Stinnett - yes
Bowers - yes	Crowe - abstain	Melton - yes	
Carter - yes	Daly - no	Miller - no	
Carver - yes	Farmer - yes	Monroe - no	

There were 13 voting yes, 6 voting no, 2 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: APPOINTMENT OF PURCHASING COMMISSION – MIKE LEWIS, JEROME MOON, THOMAS COLE, SHARON HANNUM.

Commissioner Carver made a motion to send the item to item D (Elections, Appointments and Confirmations) on the agenda of the January County Commission meeting. Commissioner Melton seconded the motion.

A vote was taken on the motion:

Akard - no	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - abstain	Cole - yes	Lewis - abstain	Stinnett - yes
Bowers - yes	Crowe - no	Melton - yes	
Carter - yes	Daly - no	Miller - no	
Carver - yes	Farmer - yes	Monroe - no	

There were 14 voting yes, 5 voting no, 2 abstaining, and 0 absent. Chairman Samples declared the motion to have passed.

IN RE: ADJOURNMENT.

Chairman Samples declared the meeting to be adjourned.



**STATE OF TENNESSEE
COUNTY OF BLOUNT**

BE IT REMEMBERED that a meeting of the Blount County Board of Commissioners was held on Thursday, January 15, 2015 at 7:00 pm at the courthouse in Maryville, Tennessee.

Roll call was taken by Roy Crawford, Jr., County Clerk:

Mike Akard - present	Mike Caylor - present	Mike Lewis - present
Andy Allen - present	Thomas Cole - present	Kenneth Melton - absent
Archie Archer - present	Dodd Crowe - present	Karen Miller - present
Brad Bowers - present	Jamie Daly - present	Tona Monroe - absent
Shawn Carter - present	Gary Farmer - present	Jerome Moon - present
Rick Carver - present	Ron French - present	Steve Samples - present
Grady Caskey - present	Jeff Headrick - present	Tom Stinnett - present

There were 19 present and 2 absent. Chairman Moon declared a quorum to exist. The following proceedings were held to-wit:

IN RE: SETTING OF AGENDA.

Commissioner Carver made a motion to set the agenda. Commissioner Headrick seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - absent	

There were 19 voting yes, 0 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the motion to have passed.

IN RE: CONSENT CALENDAR:

**MINUTES OF DECEMBER 18, 2014 MEETING
APPROVAL OF DEPUTY SHERIFF AND NOTARY PUBLIC BONDS AND OATHS
ELECTION OF NOTARIES
APPOINTMENT OF AGRICULTURE EXTENSION COMMITTEE – TOM STINNETT, SUSAN KELLER, ALLEN MARTIN.**

Commissioner Samples made a motion to approve the consent calendar. Commissioner Bowers seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - absent	

There were 19 voting yes, 0 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the consent calendar to be adopted.

IN RE: APPOINTMENT OF BUDGET COMMITTEE - MIKE LEWIS, JEROME MOON, THOMAS COLE, SHARON HANNUM.

Commissioner Farmer made a motion to confirm the appointments by the County Mayor of Mike Lewis, Jerome Moon, Thomas Cole, and Sharon Hannum to the Budget Committee. Commissioner Samples seconded the motion.

Commissioner Cole made a motion to divide the question. Commissioner Daly seconded the motion.

A vote was taken on the motion to divide the question:

Akard - yes	Allen - no	Archer - yes	Bowers - no
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Carter - no	Crowe - no	Lewis - no	Samples - no
Carver - yes	Daly - yes	Melton - absent	Stinnett - no
Caskey - yes	Farmer - no	Miller - yes	
Caylor - no	French - no	Monroe - absent	
Cole - yes	Headrick - no	Moon - no	

There were 7 voting yes, 12 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the motion to divide the question to have failed.

Commissioner Akard made a motion to amend to strike all the names and this body return the proposed appointment of the Budget Committee members to the Mayor so that he will designate an entirely different group of appointed members to comply not only with Tennessee state laws that counties have separate bodies for Budget Committee and Purchasing Commission.

Chairman Moon declared that motion was not in order.

Commissioner Akard objected to consideration of the question entirely. Chairman Moon declared that once debate is initiated on a motion, the motion to not consider is out of order.

A vote was taken on the original motion:

Akard - no	Caskey - yes	French - yes	Moon - abstain
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - no	Cole - abstain	Lewis - abstain	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - no	Miller - no	
Carver - yes	Farmer - yes	Monroe - absent	

There were 12 voting yes, 4 voting no, 3 abstaining, and 2 absent. Chairman Moon declared the appointments to be confirmed.

IN RE: APPOINTMENT OF PURCHASING COMMISSION OF PURCHASING COMMISSION - MIKE LEWIS, JEROME MOON, THOMAS COLE, SHARON HANNUM.

Commissioner Samples made a motion to confirm the appointments of Mike Lewis, Jerome Moon, Thomas Cole, and Sharon Hannum to the Purchasing Commission. Commissioner Farmer seconded the motion.

Commissioner Akard objected to consideration of the question on the grounds that it violated Tennessee state laws that we have separate bodies for the Budget Committee and the Purchasing Commission.

A vote was taken to uphold the objection:

Akard - yes	Caskey - no	French - no	Moon - no
Allen - no	Caylor - yes	Headrick - no	Samples - no
Archer - no	Cole - yes	Lewis - no	Stinnett - no
Bowers - yes	Crowe - no	Melton - absent	
Carter - no	Daly - yes	Miller - no	
Carver - yes	Farmer - no	Monroe - absent	

There were 6 voting yes, 13 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the objection was not upheld.

A vote was taken on the motion to confirm the appointments:

Akard - no	Caskey - no	French - yes	Moon - abstain
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - no	Cole - abstain	Lewis - abstain	Stinnett - yes
Bowers - yes	Crowe - no	Melton - absent	
Carter - no	Daly - no	Miller - no	
Carver - yes	Farmer - yes	Monroe - absent	

There were 9 voting yes, 7 voting no, 3 abstaining, and 2 absent. Chairman Moon declared the confirmation to have failed.

IN RE: APPOINTMENT OF AD HOC COMMITTEE TO STUDY AMENDING THE EXISTING WATER QUALITY BUFFER RESOLUTION AND RELATED REGULATIONS – KAREN MILLER, JAMIE DALY, JEFF HEADRICK, GRADY CASKEY, THOMAS COLE.

Commissioner French made a motion to appoint Karen Miller, Jamie Daly, Jeff Headrick, Grady Caskey, and Thomas Cole to the Ad Hoc Committee to Study Amending the Existing Water Quality Buffer Resolution and Related Regulations. Commissioner Allen seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - abstain	Samples - yes
Archer - yes	Cole - abstain	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - abstain	
Carver - yes	Farmer - yes	Monroe - absent	

There were 16 voting yes, 0 voting no, 3 abstaining, and 2 absent. Chairman Moon declared the commissioners to be elected to the committee.

IN RE: APPOINTMENT OF JAIL INSPECTION COMMITTEE.

Commissioner French made a motion to elect from nominees sent forward from the Agenda Committee. Commissioner Bowers seconded the motion.

A voice vote was taken:

Akard – McEntee, abstain, abstain	Farmer – Bryant, Hannum, Mathis
Allen – Bryant, Hannum, Mathis	French – Bryant, Hannum, Mathis
Archer – Bryant, Mathis, McEntee	Headrick – Bryant, Hannum, Mathis
Bowers – Bryant, Hannum, Mathis	Lewis – Bryant, Hannum, Mathis
Carter – Bryant, Hannum, Mathis	Melton – absent
Carver – Bryant, Hannum, Mathis	Miller – McEntee, abstain, abstain
Caskey – Bryant, Hannum, Mathis	Monroe – absent
Caylor – Bryant, Hannum, McEntee	Moon – Bryant, Hannum, Mathis
Cole – Bryant, Mathis, McEntee	Samples – Bryant, Hannum, Mathis
Crowe – Bryant, Hannum, McEntee	Stinnett - Bryant, Hannum, McEntee
Daly – McEntee, abstain, abstain	

There were 16 voting for Bryant, 14 voting for Hannum, 13 voting for Mathis, and 8 voting for McEntee. Chairman Moon declared Bryant, Hannum, and Mathis to be elected.

**IN RE: BUDGET TRANSFERS:
GENERAL COUNTY FUND - \$470,105.00
LIBRARY FUND - \$8,005.68
DRUG CONTROL FUND - \$25,000.00.**

Commissioner Samples made a motion to approve the transfers. Commissioner Caylor seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - absent	

There were 19 voting yes, 0 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the transfers to be approved.

IN RE: RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET - \$88,840.00.

Commissioner French made a motion to adopt the resolution. Commissioner Caylor seconded the motion.

Commissioner Samples made a motion for the previous question. Commissioner Headrick seconded the motion.

A vote was taken on the motion for the previous question:

Akard - no	Bowers - yes	Caskey - yes	Crowe - yes
Allen - yes	Carter - yes	Caylor - yes	Daly - no
Archer - yes	Carver - yes	Cole - no	Farmer - yes

French - yes	Melton - absent	Moon - yes
Headrick - yes	Miller - yes	Samples - yes
Lewis - yes	Monroe - absent	Stinnett - yes

There were 16 voting yes, 3 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the motion for the previous question to have carried.

A vote was taken on the original motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - no	Miller - no	
Carver - yes	Farmer - yes	Monroe - absent	

There were 17 voting yes, 2 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the resolution to be adopted.

IN RE: A RESOLUTION BY THE BLOUNT COUNTY COMMISSION PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 54-10-216 TO CLOSE AND VACATE THE ROAD BED AND RIGHT-OF-WAY OF TOMMY BAKER ROAD, A COUNTY MAINTAINED ROAD LOCATED IN BLOUNT COUNTY, TENNESSEE.

Commissioner Farmer made a motion to adopt the resolution. Commissioner Bowers seconded the motion.

Commissioner Miller made a motion to amend to remove in the last paragraph on the first page of the resolution the words County Attorney. Commissioner Crowe seconded the motion.

Commissioner French made a motion to amend the amendment to change County Attorney to the attorney for Blount County. Commissioner Stinnett seconded the motion.

A vote was taken on the motion to amend the amendment:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - no	Samples - yes
Archer - yes	Cole - no	Lewis - no	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - no	
Carver - no	Farmer - yes	Monroe - absent	

There were 14 voting yes, 5 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the motion to amend the amendment to have passed.

A vote was taken on the motion to amend as amended:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - no	Caylor - abstain	Headrick - yes	Samples - no
Archer - yes	Cole - no	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - no	Miller - yes	
Carver - yes	Farmer - no	Monroe - absent	

There were 13 voting yes, 5 voting no, 1 abstaining, and 2 absent. Chairman Moon declared the motion to amend to have passed.

A vote was taken on the original motion as amended:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - no	Miller - yes	
Carver - yes	Farmer - yes	Monroe - absent	

There were 18 voting yes, 1 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the resolution to be adopted.

IN RE: A RESOLUTION CLASSIFYING THE ROADS OF BLOUNT COUNTY, TENNESSEE, ACCORDING TO TENNESSEE CODE ANNOTATED 54-10-103 ET. SEG.

Commissioner Farmer made a motion to adopt the resolution. Commissioner Carver seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - yes	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - yes	Monroe - absent	

There were 19 voting yes, 0 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the resolution to be adopted.

IN RE: A RESOLUTION AMENDING THE RULES REGULATING THE PROCEDURES OF THE BOARD OF COUNTY COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE.

Commissioner Allen made a motion to adopt the resolution. Commissioner French seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - abstain
Allen - yes	Caylor - yes	Headrick - yes	Samples - no
Archer - yes	Cole - yes	Lewis - yes	Stinnett - no
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - yes	Miller - yes	
Carver - yes	Farmer - no	Monroe - absent	

There were 15 voting yes, 3 voting no, 1 abstaining, and 2 absent. Chairman Moon declared the resolution to be adopted.

IN RE: SETTING OF PUBLIC HEARING FOR FEBRUARY 10 AT 6:00 PM IN ROOM 430 OF THE COURTHOUSE REGARDING A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, BY ADDING A NEW RAC2-RURAL ARTERIAL COMMERCIAL DISTRICT 2.

Commissioner Samples made a motion to set the public hearing on the resolution for February 10, 2015, at 6:00 pm in Room 430 of the Blount County Courthouse. Commissioner Allen seconded the motion.

A vote was taken on the motion:

Akard - yes	Caskey - yes	French - yes	Moon - yes
Allen - yes	Caylor - yes	Headrick - yes	Samples - yes
Archer - no	Cole - yes	Lewis - yes	Stinnett - yes
Bowers - yes	Crowe - yes	Melton - absent	
Carter - yes	Daly - no	Miller - yes	
Carver - yes	Farmer - yes	Monroe - absent	

There were 17 voting yes, 2 voting no, 0 abstaining, and 2 absent. Chairman Moon declared the public hearing to be set.

IN RE: ADJOURNMENT.

Chairman Moon declared the meeting to be adjourned.

RESOLUTION NO. 15-02-002

SPONSORED BY COMMISSIONERS JEFF HEADRICK, TONA MONROE AND RICK CARVER

A RESOLUTION AMENDING RESOLUTION NUMBER 12-07-007, BY ADDING TWO MEMBERS TO THE BLOUNT COUNTY CORRECTIONS PARTNERSHIP

WHEREAS, on July 19, 2012, the Blount County Legislative Body approved Resolution Number 12-07-007, establishing an Ad Hoc Committee to Study Overcrowding at the Blount County Jail; and

WHEREAS, on September 20, 2012, the Blount County Legislative Body approved Resolution Number 12-09-011, amending Resolution Number 12-07-007, changing the name of the “Ad Hoc Committee to Study Overcrowding at the Blount County Jail” to the “Blount County Corrections Partnership,” and approving the participation in the Tennessee Corrections Institute’s county corrections partnership initiative; and

WHEREAS, according to Resolution Number 12-07-007, the membership of the committee shall consist of two (2) representatives from the Sheriff’s Office, four (4) County Commissioners, and the Director of Accounts and Budgets as an ex-officio member; and

WHEREAS, on January 27, 2015, the Blount County Corrections Partnership met and approved a motion to recommend to the Blount County Commission a request to add two (2) ex-officio non-voting members to the committee, with the nominees recommended being General Sessions Division I Judge Michael A. Gallegos and Circuit Court Division I Judge Tammy Harrington, if permitted by judicial ethics code/state law.

NOW, THEREFORE, BE IT RESOLVED by the Blount County Board of Commissioners meeting in regular session on this the 19th day of February, 2015, that the Blount County Legislative Body does hereby amend Resolution Number 12-07-007, by adding two (2) ex-officio non-voting members to the Blount County Corrections Partnership, General Sessions Division I Judge Michael A. Gallegos and Circuit Court Division I Judge Tammy Harrington.

Duly authorized and approved the 19th day of February, 2015.

CERTIFICATION OF ACTION:

ATTEST:

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

**Blount County Government
Budget Amendment Request
FY 14-15**

Type of Amendment:

Transfer
Increase/Decrease

Department: Judicial Commissioners
Account: 101-53700

	Account Number	Description	Amount
TO	101-53700-500162	Clerical Personnel	6,000.00
Used with transfers			
(or)			
APPROPRIATION			
Used with inc/dec			
Total			6,000.00

	Account Number	Description	Amount
FROM	101-53120-500162	Clerical Personnel	6,000.00
Used with transfers			
(or)			
EST REVENUE			
Used with inc/dec			
Total			6,000.00

Explanation: Transfer from Circuit Court to Judicial Commissioners to cover salary expenses for the remainder of the year due to transferring employees from one account to another during the year.

Mary Millsaps 1/29/15
Signature of Official/Department Head/Date

Signature of County Mayor/Date

*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

RESOLUTION No. 15-02-003

Sponsored by Commissioners Andy Allen and Brad Bowers

A Resolution to amend the Zoning Resolution of Blount County, Tennessee by adding a new RAC2-Rural Arterial Commercial District 2.

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 19th day of February, 2015:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Sections 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

WHEREAS, it is desirable to allow integration of appropriately scaled and limited commercial uses in the rural areas of the county along defined two-lane arterial roads,

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, **to adopt the following:**

1. That Article 8 Establishment of Districts be amended to list a new Rural Arterial Commercial District 2 to read as follows:

RAC2 Rural Arterial Commercial District 2 for low to medium density commercial development

2. That the Zoning Resolution of Blount County, Tennessee be amended by adding a new Section 9.12 RAC2-Rural Arterial Commercial District 2 to read as follows:

Section 9.12 RAC2 – Rural Arterial Commercial District 2. It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to rural arterial roads in the county not covered by the RAC zone in Section 9.10, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq.*), and consistent with plans adopted by Blount County.

It is further the policy of the County Commission that the RAC2 district and this section shall have applicability only to land adjacent to arterial roads, generally with two-lane cross-section, as identified on the Major Road Plan, being specifically the following:

Hwy 411 North (Sevierville Road) from Maryville UGB to eastern county line with Sevier County;

Hwy 129 (Calderwood Highway) from intersection with Hwy 411 South to southern county line with North Carolina;

Hwy 72 (small segment) in south west of county at county line with Monroe County;

Hwy 321 from intersection with Foothills Parkway (Walland) to Townsend city limits; and

Hwy 321 (Wears Valley Road) from Townsend city limits to county line with Sevier County.

It is further the policy of the County Commission that amendments to the Zoning Map shall extend no more than 350 feet perpendicular away from the right-of-way lines of the above delineated highways, and no more than 500 feet laterally from intersections of any public roads along the above delineated highways.

This section does not amend the Zoning Map, nor zone nor rezone any land to RAC2, but only identifies limits to location for any land that may in the future be zoned RAC2.

A. Permitted Uses.

For residential uses, the following: Any use permitted in the R-1-Rural District 1 subject to the requirements of that District.

For office type uses, the following: Professional and office type uses with limited commercial and retail operations; Offices for businesses providing services.

For service type uses, the following: Banks; Barber and beauty shops; Computer and electronic device repair; Family day care home; Child day care center.

For retail trade type uses, the following: Convenience stores (including gasoline stations); Grocery stores; Drug stores; Meat and fruit markets; Restaurants; Bakery stores; Florists and garden supply stores; Cloth shops and sundries; Hardware stores; Ice cream parlors.

Auto oriented uses, the following: Gasoline service stations, filling stations.

For institutional and government uses, the following: Churches and other places of worship; Government buildings and meeting rooms; Schools, private and public; Religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.

Utility facilities necessary for the provision of public services; Public utility structure or use (excluding equipment and material storage yards).

For other uses, the following: Agriculturally-oriented commercial or light industrial uses; Customary home occupations; Cemeteries; A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

B. Uses permitted as special exception: None.

C. Uses permitted as special exception with specific limitations: None.

D. Uses Prohibited: In the RAC2 – Rural Arterial Commercial District 2: all uses are prohibited except those uses permitted or permitted as special exception specifically above.

E. Uses Requiring Site Plan Review: All uses and customary accessory structures, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: For residential structures as required in Section 9.2.F. For all other uses: minimum lot size shall be one (1) acre, and maximum lot coverage of all buildings shall be no more than forty (40) percent provided that both primary and duplicate area for septic field purposes are maintained unhindered by any structure, parking, drainage or other design element of the site which may impact septic functioning. Notwithstanding the above, the total area of all buildings shall not exceed 10,000 square feet for any one lot or parcel.

G. Setback Requirements: All uses shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

1. Front Setback: the minimum depth of the front building setback shall be 40 feet from any road right-of-way or road easement line.

2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet for any non residential use or accessory structure with a rear property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

3. Side Setback: the minimum building setback from the side property line shall be ten feet, provided that the side setback shall be 20 feet for any non residential use with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

I. Additional Site Plan Requirements: In addition to site plan requirements in Sections 7.2 and 7.15, site plans for any commercial use permit under this Section shall be drawn by a qualified professional, and shall include front elevation of any proposed structure.

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC, RAC2 or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials and shall meet all other requirements of Section 7.15. All external lighting shall be directed away from or screened from land zoned other than RAC, RAC2 or C, and away from any public right-of-way, and shall conform to requirements in Section 7.15.D. Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.

K. Review on change of use.

1. For any change of use to special exception use under provisions for change of use requiring Board of Zoning Appeals approval, the Board of Zoning Appeals shall have permit and review authority under provisions of these regulations.

2. For other change of use, excluding change to uses allowed in Section 9.2.A, a permit application for zoning compliance shall be submitted, to be reviewed by the Building Commissioner for conformity to requirements for the zone and any previously approved site plan. The Building Commissioner shall require information on the application sufficient for determination of zoning

compliance, and certification of zoning compliance in writing shall be considered as approval of the permit for change of use.

3. Notwithstanding subsection 2 above, upon determination by the Building Commissioner that a use will be of greater impact or will require new or changed site design elements upon change of use, the Building Commissioner shall require a new permit application and site plan to be reviewed by the Planning Commission as a new permit for that change of use.

4. All changes of use under this subsection shall require new permit application and charged fees as such.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

NOTICE OF PUBLIC HEARING. In accordance with Tennessee Code Annotated Section 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will convene and hold public hearing on February 10, 2015 at 6:00 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee by adding a new RAC2-Rural Arterial Commercial District 2.

Summary of resolution follows. That Article 8 Establishment of Districts be amended to list a new Rural Arterial Commercial District 2. That the Zoning Resolution of Blount County, Tennessee be amended by adding a new Section 9.12 RAC2-Rural Arterial Commercial District 2 with provisions as follows: purpose to regulate commercial and other development of low to medium density adjacent to two-lane rural arterial roads with list of specific roads covered and limits to coverage to 350 feet perpendicular away from arterial roads and 500 feet laterally from intersection of public roads; providing for permitted uses of certain types including residential, office, service, retail trade, auto oriented, institutional and government, utility, and limited other uses; providing for no special exception uses; prohibiting all uses not permitted otherwise; requiring site plan review for all uses except single or duplex residential uses; specifying minimum lot size and density including maximum lot coverage and maximum 10,000 square feet for total of all buildings; setting minimum building setback requirements from road right-of-way and lot lines; setting maximum height of structures of 35 feet; specifying site plan requirements in addition to those in Sections 7.2 and 7.15, including stormwater draining plan, vegetative landscape buffer, front building elevation construction of minimum 50 percent nonmetal building materials, lighting requirements, and noise impact; providing for review and permit of change of use.

Copy of the proposed resolution is available at the County Commission offices in the Blount County Courthouse.

APPROVED:
Jerome Moon
Commission Chairman

ATTEST:
Roy Crawford, Jr.
County Clerk

Ed Mitchell
County Mayor

Think Quality - Think Future

Blount County Planning Department

327 Court Street
Maryville, TN 37804-5906
Tel (865) 273-5750 - FAX (865) 273-5759
e-mail - planning@blounttn.org
on-line - www.blounttn.org/planning/

MEMO

TO: Members of the Blount County Commission

FROM: John Lamb

DATE: December 23, 2014

SUBJECT: Items for consideration from the December 22, 2014 Planning Commission meeting.

The Blount County Planning Commission considered and acted on several items for consideration by the County Commission.

1. Recommendation to amend the Zoning Resolution by adding a new RAC2-Rural Arterial Commercial District 2.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee by adding a new RAC2-Rural Arterial Commercial District 2.

That Article 8 Establishment of Districts be amended to list a new Rural Arterial Commercial District 2 to read as follows:

RAC2 Rural Arterial Commercial District 2 for low to medium density commercial development

That the Zoning Resolution of Blount County, Tennessee be amended by adding a new Section 9.12 RAC2-Rural Arterial Commercial District 2 to read as follows:

Section 9.12 RAC2 – Rural Arterial Commercial District 2. It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to rural arterial roads in the county not covered by the RAC zone in Section 9.10, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, et seq), and consistent with plans adopted by Blount County.

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Hwy 72 (small segment) in south west of county at county line with Monroe County;

Hwy 321 from intersection with Foothills Parkway (Walland) to Townsend city limits; and

Hwy 321 (Wears Valley Road) from Townsend city limits to county line with Sevier County.

It is further the policy of the County Commission that amendments to the Zoning Map shall extend no more than 350 feet perpendicular away from the right-of-way lines of the above delineated highways, and no more than 500 feet laterally from intersections of any public roads along the above delineated highways.

This section does not amend the Zoning Map, nor zone nor rezone any land to RAC2, but only identifies limits to location for any land that may in the future be zoned RAC2.

A. Permitted Uses.

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For service type uses, the following: Banks; Barber and beauty shops; Computer and electronic device repair; Family day care home; Child day care center.

For retail trade type uses, the following: Convenience stores (including gasoline stations); Grocery stores; Drug stores; Meat and fruit markets; Restaurants; Bakery stores; Florists and garden supply stores; Cloth shops and sundries; Hardware stores; Ice cream parlors.

Auto oriented uses, the following: Gasoline service stations, filling stations.

For institutional and government uses, the following: Churches and other places of worship; Government buildings and meeting rooms; Schools, private and public; Religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.

Utility facilities necessary for the provision of public services; Public utility structure or use (excluding equipment and material storage yards).

For other uses, the following: Agriculturally-oriented commercial or light industrial uses; Customary home occupations; Cemeteries; A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

B. Uses permitted as special exception: None.

C. Uses permitted as special exception with specific limitations: None.

D. Uses Prohibited: In the RAC2 – Rural Arterial Commercial District 2: all uses are prohibited except those uses permitted or permitted as special exception specifically above.

E. Uses Requiring Site Plan Review: All uses and customary accessory structures, except one or two single family or manufactured home dwelling on a single lot, duplex dwelling on separate lot, and customary accessory structures to such excepted uses.

F. Minimum Lot Size and Density: For residential structures as required in Section 9.2.F. For all other uses: minimum lot size shall be one (1) acre, and maximum lot coverage of all buildings shall be no more than forty (40) percent provided that both primary and duplicate area for septic field purposes are maintained unhindered by any structure, parking, drainage or other design element of the site which may impact septic functioning. Notwithstanding the above, the total area of all buildings shall not exceed 10,000 square feet for any one lot or parcel.

G. Setback Requirements: All uses shall comply with the following setback requirements, except as otherwise provided for in Articles 3 and 5 for lots of record and nonconforming situations.

1. Front Setback: the minimum depth of the front building setback shall be 40 feet from any road right-of-way or road easement line.

2. Rear Setback: the minimum building setback from the rear property line shall be 20 feet for the principal structure, and five feet for any accessory structure, provided that the rear setback shall be 40 feet for any non residential use or accessory structure with a rear property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

3. Side Setback: the minimum building setback from the side property line shall be ten feet, provided that the side setback shall be 20 feet for any

non residential use with a side property line abutting a residential use lot, or abutting a lot in the S, R-1 or R-2 zone.

H. Maximum Height of Structures: Unless otherwise explicitly allowed in other articles of this Resolution, all structures shall be no greater than 35 feet higher than the highest natural grade immediately adjacent to the structure.

I. Additional Site Plan Requirements: In addition to site plan requirements in Sections 7.2 and 7.15, site plans for any commercial use permit under this Section shall be drawn by a qualified professional, and shall include front elevation of any proposed structure.

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC, RAC2 or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials and shall meet all other requirements of Section 7.15. All external lighting shall be directed away from or screened from land zoned other than RAC, RAC2 or C, and away from any public right-of-way, and shall conform to requirements in Section 7.15.D. Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.

K. Review on change of use.

1. For any change of use to special exception use under provisions for change of use requiring Board of Zoning Appeals approval, the Board of Zoning Appeals shall have permit and review authority under provisions of these regulations.

2. For other change of use, excluding change to uses allowed in Section 9.2.A, a permit application for zoning compliance shall be submitted, to be reviewed by the Building Commissioner for conformity to requirements for the zone and any previously approved site plan. The Building Commissioner shall require information on the application sufficient for determination of zoning compliance, and certification of zoning compliance in writing shall be considered as approval of the permit for change of use.

3. Notwithstanding subsection 2 above, upon determination by the Building Commissioner that a use will be of greater impact or will require new or changed site design elements upon change of use, the Building Commissioner shall require a new permit application and site plan to be reviewed by the Planning Commission as a new permit for that change of use.

4. All changes of use under this subsection shall require new permit application and charged fees as such.

2. Recommendation to amend the Zoning Resolution Section 7.18.5.B.4 clarifying responsibility for required improvements for a deceleration lane in relation to a campground or RV park.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.5.B.4 clarifying responsibility for required improvements for a deceleration lane in relation to a campground or RV park.

That Section 7.18.5.B.4 be amended to read as follows:

A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration

lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department. Any required improvements for a deceleration lane will be the responsibility of the developer.

3. Recommendation to amend the Zoning Resolution Section 7.18.5.J clarifying mandatory compliance with noise laws.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.5.J clarifying mandatory compliance with noise laws.

That Section 7.18.5.J be amended to read as follows:

Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds shall conduct business in accordance to any existing noise laws within the county.

4. Recommendation to amend the Zoning Resolution Section 7.18 preamble clarifying application of non-conforming (grandfather) provisions of state statutes and zoning regulations.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18 preamble clarifying application of non-conforming (grandfather) provisions of state statutes and zoning regulations.

That preamble of Section 7.18 be amended to read as follows:

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. The provisions of this section do not apply to pre-existing non-conforming campgrounds and recreation vehicle parks under provisions for non-conforming uses in state statutes, and under provisions for non-conforming (grandfathered) uses in other sections of this Zoning Resolution. A commercial campground and recreational vehicle park shall meet the following regulations:

5. Recommendation to amend the Zoning Resolution Section 7.18.2.C setting ratio of camp worker campsites that may be allowed.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.2.C setting ratio of camp worker campsites that may be allowed.

That Section 7.18.2.C be amended to read as follows:

Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground. Campsites or housing for camp worker shall be limited to no more than one unit per 25 campsites or fraction thereof within the campground.

6. Recommendation to amend the Zoning Resolution Section 9.1.C deleting allowance for commercial campground and recreational vehicle parks in the S-Suburbanizing District.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 9.1.C deleting allowance for commercial campground and recreational vehicle parks in the S-Suburbanizing District

That Section 9.1.C for the S-Suburbanizing District be amended by deletion of the phrase "commercial campgrounds and recreational vehicle parks (see also section 7.18)".

7. Recommendation to amend the Zoning Resolution Section 7.18.2.B clarifying limits of stay in a campground or RV park.

Recommended by the Planning Commission by unanimous vote of whole membership on December 22, 2014. For setting of public hearing.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18.2.B clarifying limits of stay in a campground or RV park.

That Section 7.18.2.B main paragraph be deleted, with the following wording placed therein:

~~A recreational vehicle shall not remain in a recreational vehicle park for more than sixty (60) consecutive days in any three hundred sixty five (365) day period except:~~ Any occupant within the campground or RV Park, including RV sites, tent sites and cabins, shall not remain for more than sixty (60) days in any three-hundred-sixty-five (365) day period, except:

8. Amendment of the Subdivision Regulations concerning setbacks from private easements.

This item comes for direct action. State statutes require action by the County Commission for rules on private easements as follows:

TCA 3-3-411 (3)(A) The lot fronts upon a permanent easement which conforms to all rules, regulations and specifications applicable to the permanent easement of the planning commission or other department, division or agency of the county; **provided, that such rules, regulations, and specifications governing permanent easements shall not take effect until such rules, regulations, and specifications are approved by the county legislative body in a resolution by a two-thirds (2/3) vote;**

At its December 22, 2014 meeting, the Planning Commission held public hearing and amended the Subdivision Regulations by unanimous vote to read as follows:

6.04.1(b) The minimum depths of building setback lines for lots platted for all purposes shall be as follows:

1) Subject to the additional requirements for corner lots in Subsection 4 below, the setback distance from each adjoining public or private road or common driveway easement to the building setback line shall be as follows:

For public road right-of-ways (ROW) as classified in the Major Road Plan

Principal Arterial	60 feet
Major Arterial	40 feet
Other public roads	30 feet

For private roads and common driveways

From private road easement or ROW line 30 feet

From common driveway easement line 20 feet

The Planning Commission may approve a lesser distance where a wall, high fence, or other substantial separation is included in the platted improvements to the subdivision adjoining an arterial or collector street, provided that no infringement is made upon sight lines at intersections established by Subsection 4 below.

The underlined and bold text of the amendment above applies to private easements (private roads and common driveways). Being rules governing permanent easements, the underlined and bold text needs approval by a 2/3 vote of the County Commission to become effective. NOTE: This comes for direct action without need for specially published public hearing.

REPORT ON OTHER ITEMS CONSIDERED BY THE PLANING COMMISSION – No action required by County Commission.

At its December 22, 2014 meeting, the Planning Commission also considered several other items relating to recently passed zoning regulations for campground and RV parks. The following is a report by issue.

1. Duration of occupancy – how long a campground site/RV site/cabin site can be occupied continuously – is the present 60 days too restrictive? The 60 day limit was the result of considerable discussion in the Planning Commission, and was a compromise of divergent opinion. Discussion noted that any RV could move to another campground to extend stay in Blount County. A residual concern was the time period in which the 60 days would run, which was a full 365 day year. Recommendation of no change from present 60 day limit.

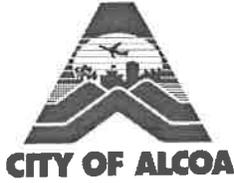
2. 18 feet of pavement criteria (too small) – is the minimum access requirement on existing roads too narrow to accommodate large RV units? This standard comes from application of same standard in the Subdivision Regulations, and was subject of extensive research and discussion when the Subdivision Regulations were amended. Recommend no change.

3. Impact on environment and residential homes – concern about the impact of campgrounds on surrounding environment and surrounding residential homes. There are provisions for setbacks and buffering that are similar to those applied for any commercial use. Recommend no change. (see also 4 below)

4. Closeness to existing residential homes – concern that the setback and buffering requirements may not protect existing residential homes from adverse impact. The setback provisions for the R-1 zone and commercial use would still be applied, but could be amended to greater standard and be made more explicit. **Under consideration** for further review and possible recommendation is a proposal to increase setback from existing residential uses to 40 feet.

5. Enforcement and penalties for non-compliance – concern that enforcement and penalties addressed generally in the Zoning Regulations and State Statutes may not be adequate. This is generally not a subject of direct regulation. Recommend referral for legal advice on the range of options open for enforcement and fines under provisions of law and state statutes.

6. Legal liability – concern that allowing or approving new campgrounds on county roads could lead to increased liability to the County. Generally, if due diligence in application of reasonable standards is followed in approval of any use, liability will not accrue. For any further concern, recommend referral for legal advice.



PUBLIC WORKS & ENGINEERING DEPARTMENT
Landfill Services – Sanitation Services – Street & Stormwater Services – Purchasing & Warehousing
Water & Wastewater Services – Water Quality Services – Fleet Services – Engineering Services

725 Universal Street, Alcoa, Tennessee 37701

Office (865) 380-4800 Fax (865) 380-4803

Transmitted Via E-Mail

January 7, 2015

Mr. Ed Mitchell
Blount County Mayor
341 Court Street
Maryville, TN 37804

Re: Annual Adjustments - Financial Assurance Agreement for the Alcoa / Maryville / Blount County
Landfill - Permits SNL 05-103-0105 Original, Vertical, and Lateral Expansion (Phase 1 – 7);
DML 05-0091 NA, DML 05-0091 SA

Dear Ed:

As in years past, enclosed are six (6) originals of the annual amendments to the Contracts in Lieu of Performance Bond for financial assurance at the Alcoa / Maryville / Blount County Sanitary Landfill. Each of these needs to be signed by the mayors of Blount County, Maryville, and Alcoa.

After the appropriate committee(s) and / or the Blount County Commission approve these amendments, please sign each original. Please contact me when they are signed and I will take care of the other signatures; the originals will then be forwarded to TDEC in Nashville. Once I receive the fully executed originals from TDEC, I will distribute originals of the agreements to all three local governments.

Please call if you have any questions or when they are ready to be picked up.

Sincerely,

Kenny Wiggins, P.E.
Engineering & Public Works Director

/kw

Enclosures

cc: Amy Cowden, Blount County Mayor's Office (e-mail)
Sam Holloway, Alcoa Solid Waste Manager (e-mail)
John Troyer, Alcoa Finance Director (e-mail)
Terri Caylor, City of Maryville (e-mail)
Greg McClain, Maryville City Manager (e-mail)
File: Landfill Financial Assurance

Amendment of Contract in Lieu of Performance Bond

Whereas, the City of Alcoa, the City of Maryville, and Blount County and the State of Tennessee Department of Environment and Conservation previously entered into a Contract in Lieu of Performance Bond (Copy attached) and subsequent amendments thereto for proper operation and closure and/or post-closure of the Alcoa, Maryville, Blount County Demolition Landfill (referred to in previous amendments as the "Alcoa, Maryville, Blount County Sanitary Landfill), Registration Numbers DML 05-0091NA and DML 05-0091SA; and

Whereas, said contract included a provision allowing the Commissioner of Environment and Conservation to collect up to \$1,474,846.00 (\$324,165.00 for NA and \$1,150,681.00 for SA) from any funds being disbursed or to be disbursed from the State to the Cities and County as financial assurance for said proper operation, closure and post-closure; and

Whereas, the State and Alcoa, Maryville, and Blount County desire to increase the amount of said financial assurance from \$1,474,846.00 to \$1,497,707.00 (\$329,190.00 for NA and \$1,168,517.00 for SA).

Therefore, Paragraph 3 of the Agreement in Lieu of Performance Bond is amended as follows:

The figure "\$1,474,846.00" is deleted and the figure "\$1,497,707.00" is substituted in lieu thereof.

Date of Amendment to Contract _____, 2015.

Commissioner
Tennessee Department of
Environment and Conservation

Mayor
City of Alcoa

Commissioner
Tennessee Department of
Finance and Administration

Mayor
City of Maryville

Mayor
County of Blount

Amendment of Contract in Lieu of Performance Bond

Whereas, the City of Alcoa, the City of Maryville, and Blount County and the State of Tennessee Department of Environment and Conservation previously entered into a Contract in Lieu of Performance Bond (Copy attached) for proper operation and closure and/or post-closure of the Alcoa, Maryville, Blount County Sanitary Landfill, Registration Numbers SNL 05-103-0105 Original, Vertical, and Lateral Expansion (Phase 1 – 7); and

Whereas, said contract included a provision allowing the Commissioner of Environment and Conservation to collect up to \$10,993,421.00 from any funds being disbursed or to be disbursed from the State to the Cities and County as financial assurance for said proper operation, closure and post-closure; and

Whereas, the State and Alcoa, Maryville, and Blount County desire to increase the amount of said financial assurance from \$10,993,421.00 to \$11,163,819.00.

Therefore, Paragraph 4 of the Agreement in Lieu of Performance Bond is amended as follows:

The figure "\$10,993,421.00" is deleted and the figure "\$11,163,819.00" is substituted in lieu thereof.

Date of Amendment to Contract _____, 2015.

Commissioner
Tennessee Department of
Environment and Conservation

Mayor
City of Alcoa

Commissioner
Tennessee Department of
Finance and Administration

Mayor
City of Maryville

Mayor
County of Blount

Think Quality - Think Future

Blount County Planning Department

327 Court Street
Maryville, TN 37804-5906
Tel (865) 273-5750 - FAX (865) 273-5759
e-mail - planning@blounttn.org
on-line - www.blounttn.org/planning/

MEMO

TO: Members of the Blount County Commission

FROM: John Lamb

DATE: January 30, 2015

SUBJECT: Recommendation of consolidated amendments to the newly adopted campground and RV parks zoning regulations.

The Blount County Planning Commission recommended six specific amendments to the newly adopted campground and RV parks zoning regulations at its December meeting. These were forwarded to the County Commission Agenda Committee at their January meeting. The Agenda Committee opted to refer the six specific amendments back to the Planning Commission for revision with recommendation to consolidate the various amendments. The Planning Commission considered consolidation of the amendments based on three factors: 1) minor amendments to clarify language; 2) amendments to set new or more specific standards (including two additional amendments); and 3) amendment of a related separate section of the zoning regulations. The Planning Commission considered two additional amendments to set new or more specific standards, for a total of eight (8) recommended amendments inclusive of the first six. The Planning Commission recommended the amendments at their January meeting.

Attached are the three sets of recommended amendments in resolution formats. This item is for setting of public hearing. Public hearing will require 15 days notice in the newspaper. Given lead time in placement of legal notice, the date of the April 7 Agenda Committee is reasonably the earliest date for public hearing.

RESOLUTION No. _____

Sponsored by Commissioners _____ and _____.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18 regulating campgrounds or RV parks by clarifying or specifying the following: responsibility for required improvements for a deceleration lane; mandatory compliance with noise laws; application of non-conforming (grandfather) provisions of state statutes and zoning regulations; and limits of stay in a campground or RV park.

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, in session assembled this _____, 2015:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Sections 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

WHEREAS, it is desirable to clarify the following in relation to regulations of campgrounds and RV parks: responsibility for required improvements for a deceleration lane in relation to a campground or RV park; mandatory compliance with noise laws; application of non-conforming (grandfather) provisions of state statutes and zoning regulations; and limits of stay in a campground or RV park.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, **to adopt the following:**

1. That Section 7.18.5.B.4 be amended to read as follows:

A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department. *Any required improvements for a deceleration lane will be the responsibility of the developer.*

2. That Section 7.18.5.J be amended to read as follows:

Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds shall conduct business in accordance to any existing noise laws within the county.

- 3. That preamble of Section 7.18 be amended to read as follows:

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. The provisions of this section do not apply to pre-existing non-conforming campgrounds and recreation vehicle parks under provisions for non-conforming uses in state statutes, and under provisions for non-conforming (grandfathered) uses in other sections of this Zoning Resolution. A commercial campground and recreational vehicle park shall meet the following regulations:

- 4. That Section 7.18.2.B main paragraph be deleted, with the following wording placed therein:

Any occupant within the campground or RV Park, including RV sites, tent sites and cabins, shall not remain for more than sixty (60) days in any three-hundred-sixty-five (365) day period, except:

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____
County Mayor

Date

RESOLUTION No. _____

Sponsored by Commissioners _____ and _____.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 7.18 regulating campgrounds or RV parks, specifying the following: setting ratio of camp worker campsites that may be allowed; setting setbacks from perimeter parcel lines; and setting defined density of campsites per gross acre.

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, in session assembled this _____, 2015:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Sections 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

WHEREAS, it is desirable to set a defined ratio of camp worker campsites allowed in campground and RV park developments.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, **to adopt the following:**

1. That Section 7.18.2.C be amended to read as follows:

Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground. Campsites or housing for camp worker shall be limited to no more than one unit per 25 campsites or fraction thereof within the campground.

2. That Section 7.18.5 be amended by addition of a new subsection L as follows:

L. The setback of any campground or RV park shall be 60 feet on frontage of any public road. For other perimeter boundaries, setbacks shall be those applicable to commercial uses, except that setback shall be 40 feet along boundary lines adjacent to property in existing residential use. There shall be no design element within these setbacks except for development entry drive, entry and directional signs, business sign, septic tank and field lines, perimeter fencing, and buffering.

3. That Section 7.18.5.A be amended to read as follows:

- A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval. In no instance shall density of campsites of any type (RV sites, tent sites, camper sites, cabin sites, etc. combined) be greater than 18 sites per gross acre of development.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

RESOLUTION No. _____

Sponsored by Commissioners _____ and _____.

A Resolution to amend the Zoning Resolution of Blount County, Tennessee Section 9.1.C deleting allowance for commercial campground and recreational vehicle parks in the S-Suburbanizing District

BE IT RESOLVED, by the Board of Commissioners of Blount County, Tennessee, in session assembled this _____, 2015:

WHEREAS, the Legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations in Tennessee Code Annotated Sections 13-7-101, *et seq.*, and

WHEREAS, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

WHEREAS, commercial campgrounds and RV parks are not deemed a desirable alternative in the S-Suburbanizing district,

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE, **to adopt the following:**

That Section 9.1.C for the S-Suburbanizing District be amended by deletion of the phrase "commercial campgrounds and recreational vehicle parks (see also section 7.18)".

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

ATTEST

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____
County Mayor

Date

RESOLUTION NO. 15-02-004

SPONSORED BY COMMISSIONERS SHAWN CARTER, SR. AND GRADY CASKEY

A RESOLUTION REQUESTING THE BLOUNT COUNTY LEGISLATIVE BODY TO REINSTATE THE APPROPRIATION OF BLOUNT COUNTY FUNDS FOR GIVING FINANCIAL AID TO NONPROFIT CHARITABLE ORGANIZATIONS PURSUANT TO T.C.A. § 5-9-109.

WHEREAS, the Tennessee Code Annotated § 5-9-109(a)(1) authorizes the County Legislative Body to appropriate funds for the financial aid of nonprofit charitable organizations in accordance with guidelines devised by the County Legislative Body and requirements of exemption from taxation pursuant to the Internal Revenue Code of 1954, § 501(c)(6), codified in 26 U.S.C. § 501(c)(6) for nonprofit civic organizations; and

WHEREAS, annually, for many years, Blount County adopted a resolution making appropriations to Nonprofit Charitable Organizations of Blount County, Tennessee; and

WHEREAS, for the last several years, the procedure previously followed for accepting applications during the budget process and the appropriation of funds for the financial aid of nonprofit organizations has been discontinued; and

WHEREAS, a request is hereby made to the Blount County Legislative Body to reinstate the process and procedures to include appropriations for the nonprofit charitable organizations in the budget for the Fiscal Year July 1, 2015 through June 30, 2016; and

NOW, THEREFORE, BE IT RESOLVED by the Blount County Board of Commissioners meeting in regular session on this the 19th day of February, 2015, that:

SECTION 1. The Blount County Legislative Body hereby requests that the proper procedures, pursuant to T.C.A. § 5-9-109, for consideration of appropriation of funds for approved financial aid requests for nonprofit Charitable Organizations in Blount County be reinstated, effective immediately, and appropriations of approved funding shall be for the fiscal year beginning July 1, 2015.

SECTION 2. All applications for requests for funding shall be submitted to the Blount County Accounting and Budgeting Department by March 12, 2015, and forwarded to the Budget Committee for consideration, subject to compliance with the guidelines and requirements set forth in T.C.A. § 5-9-109, and the approved requests shall be forwarded to the Blount County Legislative Body in the form of a resolution making appropriations to nonprofit charitable organizations for consideration for funding for the fiscal year July 1, 2015 through June 30, 2016.

Duly authorized and approved the 19th day of February, 2015.

CERTIFICATION OF ACTION:

ATTEST:

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

RESOLUTION NO. 15-02-005

SPONSORED BY COMMISSIONERS BRAD BOWERS, TOM STINNETT AND GRADY CASKEY

A RESOLUTION TO ESTABLISH AD HOC COMMITTEE TO STUDY THE FEASIBILITY OF RECYCLING IN BLOUNT COUNTY

WHEREAS, the Blount County Legislative Body finds it to be in the best interest of Blount County to establish an Ad Hoc committee to investigate a recycling program for Blount County; and

WHEREAS, Blount County has a very limited recycling program and 70% of the material placed in the landfill could be recycled, extending the life of the current landfill; and

WHEREAS, both Maryville City and Alcoa City has developed a recycling program for its citizens; and

NOW, THEREFORE, BE IT RESOLVED by the Blount County Board of Commissioners meeting in regular session on this the 19th day of February, 2015, that:

SECTION 1. The Blount County Legislative Body does hereby establish an Ad Hoc Committee to study recycling in Blount County.

SECTION 2. The Ad Hoc Committee to study recycling shall consist of three commission members appointed by the Blount County Legislative Body and three citizen volunteers.

SECTION 3. The Ad Hoc Committee shall report back to the full commission with its recommendations for implementing a recycling program in Blount County by May 21, 2015.

Duly authorized and approved the 19th day of February, 2015.

CERTIFICATION OF ACTION:

ATTEST:

Commission Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date

RESOLUTION NO. 15-02-006

SPONSORED BY HUMAN RESOURCES COMMITTEE MEMBERS: COMMISSIONERS - MIKE CAYLOR, TOM STINNETT, GRADY CASKEY, GARY FARMER, AND MIKE LEWIS

A RESOLUTION AUTHORIZING CBIZ BENEFITS & INSURANCE OF TN AS THE NEW BROKER/CONSULTANT OF THE BLOUNT COUNTY EMPLOYEE HEALTH & WELFARE BENEFIT PLAN

WHEREAS, the Blount County Human Resources/Insurance Committee met on February 3, 2015, and approved a recommendation, to forward to the Blount County Commission, the appointment of the CBIZ Benefits & Insurance of TN as the new Broker/Consultant of the Blount County Employee Health & Welfare Benefit Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, assembled in regular session this 19th day of February, 2015, that the recommendation of the Blount County Human Resources/Insurance Committee to appoint the CBIZ Benefits & Insurance of TN as the new Broker/Consultant of the Blount County Employee Health & Welfare Benefit Plan is hereby approved.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

Chairman

County Clerk

Approved: _____

Vetoed: _____

County Mayor

Date



Blount County Government RFP

RFP No: 2014-2322

RFP Title: Employee Health & Welfare Benefit Consultant

Presented by: CBIZ Benefits & Insurance of TN

CBIZ, Inc. is a national, multi-faceted, publicly-traded company on the NYSE. Our corporate philosophy is that we are a local company with national resources. CBIZ currently works with over 900 public entities in the areas of their Employee Benefits, Payroll, Executive Recruiting, Compensation, Retirement, and Workers Compensation/Liability.

At the local level, teaming with Kevin Proffitt of Northwestern Mutual, our agency is considered a Preferred Vendor with all of the major carriers, and we work with over 1,200 clients across the state. Cole Harris leads the local CBIZ office, has sat as the President of the local chapter for our Trade Association, and has sat in an advisory capacity with the major carriers.

There are several distinguishing factors about CBIZ that put us ahead in the industry:

- Consultative approach – We pride ourselves on being proactive with our model of making recommendations based on industry trends and compliance matters.
- Extension of the HR Department – Our many tools make CBIZ an excellent resource for assisting with many day to day tasks, which will allow the HR department to spend their time focusing on the people of Blount County Government. We provide at no cost:
 - CBIZ HR Solutions – A certified HR platform for submitting HR related questions on a variety of topics. Upon receiving your question, our certified HR team will respond in writing with an explanation regarding the applicable law, along with a summarization of any additional pertinent information.
 - Service Issues – Instead of burdening the County's HR team for assistance when an employee has a claim, enrollment, or benefit question, we provide to the employees a plastic ID card with our contact information for assisting with those service needs.
 - Health Care Reform Tools – CBIZ is a one-of-a-kind company as it pertains to Health Care Reform. Our services include:
 - Having an on-staff ERISA Attorney who reviews and interprets every compliance bulletin released by the IRS/HHS/DOL, and then sends a written review to all of our clients.
 - Providing financial impact studies through our on-staff Actuarial team
 - Webinars on a variety of employment topics
 - Communications – We have a database with over 1,000 employee communications for any campaign requested.



Your business just got easier.



- **Self-Funded Tools** – We have access to various tools and resources that allow CBIZ to provide Blount County Government the most complete information available regarding the best-fit recommendations for your services, including:
 - Actuarial services (See flier for more information)
 - Pharmaceutical consulting with our licensed Pharmacy Director, who provides:
 - Reviews of the Pharmacy Benefit Manager contract
 - Reviews of discounting and rebates
 - Recommendations on formulary adjustments
- **COBRA Administration** - CBIZ has a full department dedicated to administering all COBRA services, at no cost to the County Government, including: billing, sending notices regarding enrollment to employees, providing information on changing benefits to enrollees, and more!

In addition to the services we provide at no cost, we also have a suite of additional programs available for purchase to the County:

- **CBIZ ACA Checkpoint** – A reporting tool that syncs with your payroll software to create a signature-ready document that complies with the new ACA reporting requirements (\$4,545 for the 1st year, \$1,545 for the 2nd year and beyond).
- **Telemedicine** – A program that provides 24/7 access to a Board Certified physician who can diagnose common illnesses over the phone, without any consultation fee. This would reduce claims on the self-funded plan and it allows employees to receive a prescription for common illnesses without having to miss work for a doctor's appointment. (\$8.50 per employee per month, which covers the entire family of the member).
- **CBIZ University** – An online resource system that provides Harassment, Diversity, and other HR Compliance courses for employees. Each course concludes with exam and a certificate of completion that can be printed for the employee's file (\$4.50 per employee per course).
- **Public sector valuation** as required by GASB Standards 43, 45, and 47 (pricing available upon request).
- **Medicare Part D Attestations** (pricing available upon request).
- **Flexible Spending Account administration** (pricing available upon request).

In addition to the 38 team members across the state available to help manage your day-to-day service needs, below you will find a snapshot of some of the main individuals on our team who will be working with the County:

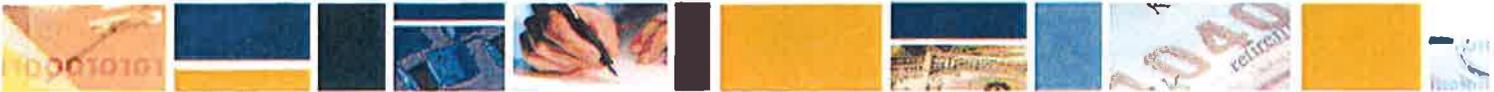
- **Cole Harris, RFP** – Main point of contact for program needs
- **Kevin Proffitt, CFP** – Local point of contact for communication
- **Kari Presley** – Lead Benefit Consultant for high-level service needs. She will work closely with the carriers during the marketing of your benefits, and will manage your continuing service needs and the process for the annual benefits renewal.
- **Janet Sharp** – Internal Service Representative who is available to the employees for service needs. She will be assisted with serving the County by the rest of our service team.





- Karen McLeese, Esq. – Our on-staff attorney who will be the resource for any compliance questions and strategies
- Michael Zucarelli, PharmD – Pharmacist available to review pharmacy data for strategic recommendations on the program
- David Rubadu, FSA, MAAA, CLU – Director of all Actuarial services needed for Blount County Government

Please view this as a brief summary of the services to be provided to the County and not an exhaustive list of all of our available services. At CBIZ, we have over 700 service offerings available, which would be too overwhelming to list on a single sheet. You will not find a harder working team than here at CBIZ. We are dedicated to enhancing your experience and providing quality to your benefits administration. We are eager to partner with the County, and we offer that while our compensation will remain unchanged from your current arrangement, we will expand your benefits services with a wealth of additional resources.



What CBIZ Health Care Actuarial Services Can Do For You

Audit and Review Current Plans

- Prepare reports analyzing current health and welfare plans using benchmarking analysis.
- Develop long-range plans and objectives in the context of Health Care Reform, private exchanges and public exchanges (See Health Care Reform Financial Impact Studies).
- Assess cafeteria plan feasibility, including the determination of advantages and disadvantages.

Health Care Reform Financial Impact Studies

- Analyze the financial impact of Health Care Reform on your unique organization.
- Model various strategies to increase program value in light of Health Care Reform.

Captive Program Development

- Assess captive program feasibility, including the identification of advantages and disadvantages.
- Design and implement a health insurance captive, including captive management.
- Provide assistance in captive plan filings and regulatory management.

Plan Design and Rate Negotiations

- Formulate strategy for upcoming renewal
- Negotiate renewal rates and alternative plan design options.
- Based on sound actuarial and underwriting practices, develop financial projections for future liabilities and calculate IBNR, if applicable.
- Assist in development of benefits budget forecasting.
- Use actuarial analysis in tandem with industry-leading tools such as **PlanAdvisor®**:
 - ✓ Analyze your benefits plan costs against reliable benchmark information;
 - ✓ Project the impact of medical and Rx plan design changes;
 - ✓ Estimate your renewal costs; and
 - ✓ Streamline the plan selection process for your employees.

Valuation of Post-Employment Health Care Benefits

- Perform public sector valuations as required by GASB Standards 43, 45 and 47.
- Perform private sector valuations as required by FASB Standards 106 and 158.
- Prepare disclosures and information for financial statements.
- Recommend strategies to mitigate OPEB liabilities.
- Develop a trust vehicle to fund OPEB liabilities.
- Design alternative types of post-employment health care programs.

Medicare Part D Attestations and EGWP

- Determine actuarial equivalence and potential Medicare Part D subsidy for prescription drug plans.
- Compare and contrast subsidies relative to Employer Group Waive Program (EGWP).
- Restructure plan design to maximize benefits and minimize cost.

Appointed Actuary/Auditor of Reserves under GAAP and Statutory Accounting Practices

- Certify an actuarial opinion on reserves under GAAP and statutory principles as a qualified actuary.

Asbestos Trust Analysis and Financial Assessments

- Perform financial assessments for forecasts to achieve trust adequacy according to the Trust Distribution Procedures and Trust protocols.



Your Business Just Got Easier.



Blount County Purchasing

Blount County Courthouse, 385 Court Street, Maryville, TN 37804-5906
865-273-5740 Fax 865-273-5746

MEMORANDUM

TO: Teresa Johnson, Purchasing Agent
FROM: Valerie Cunningham, Contract Administrator
DATE: January 22, 2015
SUBJECT: RFP No. 2014-2322 -Employee Health and Welfare Benefit Consultant

RFP Results:

Blount County issued the above mentioned Request for Proposal (RFP) to five (5) different companies, in addition to our normal advertising. There were five (5) responses received. See attached. Three of the vendors were not considered because they did not submit all the requested documents, which left Mercer and CBIZ. Both Mercer and CBIZ are well established companies with continual steady growth. Mercer is global in size and covers around 140 countries. CBIZ is a national company and has 1,200+ clients in Tennessee. While Mercer is a larger company, both have market leverage which is valuable to get the best rates.

What makes CBIZ stand out over Mercer is that they have agreed to our terms and conditions and Mercer has asked to add a multitude of additional terms. Also, there is concern that with Mercer being such a large company they would not have enough time to devote the personal relationship that the County requires. Lastly, and the largest issue, is that CBIZ will be involved with any appeals/grievance processes from beginning to end. They will help the County and the employee resolve the issue. Mercer has stated that they will not be involved in any appeals/grievance processes. Help with this area is a must for the County given the large size of the employee pool and the small size of the Human Resources Department.

Recommendation:

Based on the above, Jenny Morgan and I recommend awarding this RFP to CBIZ Benefits and Insurance Services, Inc.

APPROVED

NOT Approved

Teresa Johnson

1/26/15

Teresa Johnson, Purchasing Agent

Date

APPROVED

NOT Approved

[Signature]

1/26/15

Don Stallions, Director of General Services

Date