

**SPRING CITY MUNICIPAL PLANNING
COMMISSION AGENDA
Thursday, March 14th, 2024. 6:00 PM**

- Leon Locke, Chairman
- Jeremy Hixson, Vice-Chairman
- Lee Booker, Secretary
- Woody Evans, Mayor
- Sue Crockett

- A. CALL TO ORDER AND THE ESTABLISHMENT OF A QUORUM**
Cancelled
- B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**
From the Meeting of Thursday, September 14, 2023 (All meetings since have been cancelled due to lack of agenda items).
- C. REPORTS OF OFFICERS, COMMITTEES, AND STAFF**
- D. OLD BUSINESS**
 - 1. Any Properly Presented Business
- E. NEW BUSINESS**
 - 1. Rezoning of Tax Map 030 Parcel 032.00 and Tax Map 036 Parcel 018.01 to R-3
 - 2. Any Properly Presented Business
- F. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION**
- G. ADJOURNMENT**

Next Regularly Scheduled Meeting: April 11, 2024

SPRING CITY PLANNING COMMISSION MEETING MINUTES

September 14th, 2023

The meeting was called to order by Chairman Leon Locke at 6:00 p.m.

Present:

Chairman: Leon Locke-Present

Vice-Chairman: Jeremy Hixson

Mayor: Woody Evans-Present

Secretary: Lee Booker-

Member: Sue Crockett-Present

Also in attendance was City Manager Stephania Motes, Jonathon Rush SETD., City Recorder Brenda Dodson.

Motion was made by Jeremy Hixson and seconded by Sue Crockett to approve the November 3, 2022 meeting minutes. **ALL AYES, MOTION CARRIED**

REPORTS:

Jonathon brought to the attention a Staff Approved plat for Kemmer Hill Plat located at the corner of North Hillcrest and Kemmer Road at the Kemmer Pool location.

OLD BUSINESS:

There was no Old Business brought before the Board.

NEW BUSINESS:

1. **Telecad Cell Tower**
2. **Telecommunication Structure Amendment Draft**
3. **SETDD Planning Contract**

Logan Phillips with Telecad. Telecad is a site real estate and engineering firm working directly with Southern Towers. Together they presented to the board a proposal of placing a cell tower on North Hillcrest directly behind the City owned water tank to be able to increase their cellular service in Spring City. The board asked that they bring a site plan and further information for their review.

Motion was made by Jeremy Hixson to adjourn the meeting.

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
TO REZONE PROPERTIES ON CEMETERY ROAD
TO R-3 HIGH DENSITY RESIDENTIAL
WITHIN THE CORPORATE LIMITS OF THE
TOWN OF SPRING CITY, TENNESSEE.**

Rhea County Tax Map 030 Parcel 032.00 and Tax Map 036 Parcel 018.01

- WHEREAS,** the authority granted in Tennessee Code Annotated (TCA) Section 13-7-201 allows for the zoning of territory within a municipality; and
- WHEREAS,** the Spring City Municipal Planning Commission has certified zoning districts as provided for in TCA Section 13-7-202; and
- WHEREAS,** TCA Section 13-7-204 authorizes amendments to a zoning map; and
- WHEREAS,** in accordance with TCA Section 13-7-203 subsection (b), the Spring City Municipal Planning Commission approved and recommended the zoning amendment herein described to the Spring City Board of Mayor and Commissioners; and
- WHEREAS,** in accordance with TCA Section 13-7-203, subsection (a) a public hearing was held with at least fifteen (15) day's notice being given prior to final reading of this ordinance;

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Commissioners of the Town of Spring City, Tennessee that the Spring City Zoning Map is amended as described more accurately within the body of this ordinance:

Section 1: The following described property shall be rezoned to **R-3 High Density Residential** on the Official Spring City Zoning Map:

Boundary Description:

The properties to be zoned to R-3 are 880 Cemetery Road (Tax Map 036 Parcel 018.01) and 620 Cemetery Road (Tax Map 030 Parcel 032.00). These properties were previously unknown to be in the city limits of Spring City and are being zoned to the closest zoning district which is R-3 High Density Residential.

The properties to be rezoned are illustrated on the attached map.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that this ordinance shall become effective upon final reading and passage by the Spring City Board of Mayor and Commissioners in the Town of Spring City, Tennessee, the public welfare requiring it.

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

MAYOR, TOWN OF SPRING CITY

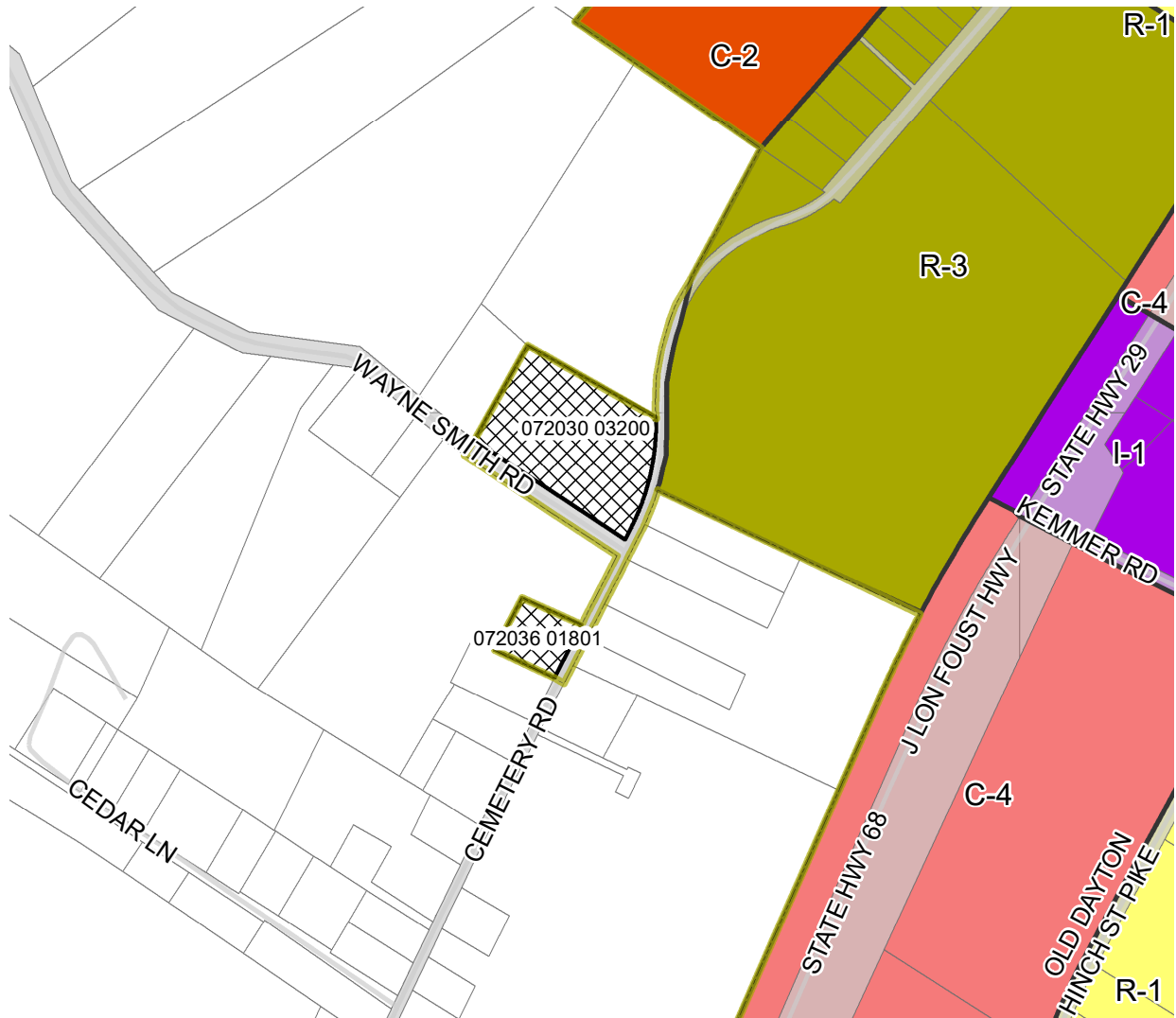
ATTEST: TOWN RECORDER

Date of Public Hearing: _____

Spring City, Tennessee

Proposed Cemetery Road Parcels
To be zoned R-3 High Density Residential

2/16/2024



Legend

- | | | | | | |
|-------------------------|------------------------------|--|------------------------|--|--------------------------------|
| | Parcels to be zoned R-3 | | C-2 General Commercial | | R-1 Low Density Residential |
| | Spring City Corporate Limits | | C-3 Shopping Center | | R-2 Medium Density Residential |
| Zoning Districts | | | | | |
| | C-1 Central Business | | I-1 Heavy Industrial | | R-3 High Density Residential |
| | | | | | RP Residential Professional |

Map Prepared By:
Community Development
Southeast Tennessee Development District
Chattanooga, TN
Geographic Information Systems



This map is for planning purposes only.
This is not an engineering map.