

**SPRING CITY MUNICIPAL PLANNING  
COMMISSION AGENDA  
Thursday, April 11th, 2024. 6:00 PM**

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

- A. CALL TO ORDER AND THE ESTABLISHMENT OF A QUORUM**
- B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**  
From the Meeting of Thursday, March 14, 2024.
- C. REPORTS OF OFFICERS, COMMITTEES, AND STAFF**
- D. OLD BUSINESS**
  - 1. Telecommunications Structures Zoning Ordinance Amendment
  - 2. Any Properly Presented Business
- E. NEW BUSINESS**
  - 1. Any Properly Presented Business
- F. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION**
- G. ADJOURNMENT**

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**Next Regularly Scheduled Meeting: May 9, 2024**

## SPRING CITY PLANNING COMMISSION MEETING MINUTES

### Regular CALLED MEETING

March 14, 2024

The meeting was called to order by Chairman Leon Locke at 6:13 p.m.

Present:

Chairman: Leon Locke-Present

Mayor: Woody Evans-Absent

Secretary: Lee Booker- Present

Vice-Chairman: Jeremy Hixson-Absent

Member: Sue Crockett- Present

Also in attendance was City Manager Stephania Motes, Jonathan Rush SETD, and City Recorder Brenda Dodson

Motion was made by Sue Crockett and seconded by Lee Booker to approve the September 14, 2023 meeting minutes. **ALL AYES, MOTION CARRIED**

#### **NEW BUSINESS:**

Planner Rush present a rezoning map amendment for Tax Map 030 Parcel 032.00 and Tax Map 036 Parcel 018.01 to R-3. Previously, these parcels were unknown to be in the corporate limits of Spring City and had no zoning. As they are currently residential, they were proposed to be rezoned to the nearest Residential Zoning District which is R-3. A motion to recommend the amendment to the Board of Commissioners was made by Sue Crockett and seconded by Lee Book. The motion was approved unanimously. Planner Rush stated that he would bring in a Telecommunication Structures Amendment for the next meeting.

Motion was made by Commissioner Booker, and seconded by Commissioner Crockett to adjourn the meeting at 6:32 P.M.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO ADD TELECOMMUNICATIONS STRUCTURE  
REGULATIONS TO THE ZONING ORDINANCE  
OF THE TOWN OF SPRING CITY, TENNESSEE**

**WHEREAS**, the authority granted in Tennessee Code Annotated (TCA) Section 13-7-201, allows for the zoning of territory within a municipality; and

**WHEREAS**, TCA Section 13-7-204, authorizes amendments to the zoning ordinance; and

**WHEREAS**, in accordance with TCA Section 13-7-203(a), an advertised public hearing was held prior to the adoption of this zoning ordinance amendment; and

**WHEREAS**, in accordance with TCA Section 13-7-203(b), the Spring City Municipal Planning Commission approved and recommended the zoning amendment herein described to the Spring City Board of Commissioners;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of Spring City, Tennessee that the Spring City Zoning Ordinance be and hereby is amended as shown below:

**Section 1:** Article III, Section **3.02. DEFINITIONS.** is hereby amended with the addition of the term “**Telecommunications Structure.**” The term shall read as follows:

**Telecommunications Structure.** A building, tower, or other structure and equipment used for the transmission, re-transmission, broadcast, or promulgation of telephone, telegraph, radio, television, or other electronic communications signals. This definition shall not include utility structures.

**Section 2:** Article VI, Use Provisions for Residential Districts, Section **6.01B. USES PERMITTED ON APPEAL.** is amended with the addition of an item “7,” which shall read as follows:

7. Telecommunications structures as regulated in Section 14.13.

**Section 3:** Article VII, Use Provision for Commercial Districts, Section **7.02B. USES PERMITTED ON APPEAL.** is amended with the addition of an item “4” which shall read as follows:

4. Telecommunications structures as regulated in Section 14.13.

**Section 4:** **Article VIII, Use Provisions for Industrial Districts, Section 8.01B USES PERMITTED ON APPEAL**. is amended with the addition of an item “3” which shall read as follows:

3. Telecommunications structures as regulated in Section 14.13.

**Section 5:** **ARTICLE IX SUPPLEMENTARY PROVISIONS APPLYING TO ALL DISTRICTS** is hereby amended with the addition of Section **9.14. TELECOMMUNICATIONS STRUCTURE REGULATIONS**. The new section shall read as follows:

**9.14. TELECOMMUNICATIONS STRUCTURE REGULATIONS.**

1. Purpose.

The purpose of these regulations is to (1) protect residential and other land uses from potential adverse impacts of telecommunications structures, (2) minimize visual pollution through careful consideration of the design, screening, and siting of towers, and (3) to minimize potential damage to adjacent properties.

2. Use Permitted on Review.

In any zoning district where they are permitted, telecommunications structures shall be considered a “Use Permitted on Appeal.” All applications for the construction of telecommunication structures must go before the Spring City Board of Zoning Appeals as regulated in Section 12.07. of this ordinance. In addition to the application requirements listed in that section, applications for telecommunication structures shall also include the following:

- A. Proof of property ownership.
- B. A letter from a professional engineer certifying the proposed structure meets the requirements of all relevant building codes and meets all applicable Federal Communication Commission requirements. The letter should also include the structure’s capacity to accommodate collocating antennas.
- C. Drawings of the proposed structure prepared by a licensed surveyor or engineer. In addition to those requirements laid out in section 12.07. of this ordinance, these drawings must include:

- a. Existing or proposed means of ingress and egress to the structure.
- b. All buildings and roads within a 200-foot radius of the structure unless the proposed structure is taller than 200 feet. In that case, all buildings and roads within a radius of 100% of the proposed structure's height must be shown.
- c. All proposed landscaping.

If an application for a telecommunication structure is denied by the Board of Zoning Appeals, the Board shall submit to the applicant the reason for denial in writing as required by the Federal Communication Commission.

3. Setbacks.

The following setbacks are required for all telecommunications structures:

- A. All telecommunication structures shall be setback a distance of 200 feet or 100% the height of the tower, whichever is greater, from all residences and roads.
- B. Telecommunication and accessory structures shall meet the setback requirements of the zoning district in which they are located.

4. Landscaping.

An eight (8) foot high, eight (8) foot deep landscaped buffer is required surrounding the base of a telecommunication structure. This buffer shall consist of trees, shrubs, and other vegetation. This requirement can be waived by the BZA if the proposed structure is located in a well-forested area or in a location where the natural topography provides adequate shielding.

5. Obsolete Towers.

In the event that a telecommunication structure has been out of operation for a period of six (6) or more months, the owner of the structure shall be responsible for its removal. A time period of one (1) year shall be provided from the time the structure is deemed to be out of service for the owner to either activate the structure or remove it from the site. Failure to remove the structure at the end of this time period shall be subject to penalties outlined in Article XII of this ordinance.

**NOW, THEREFORE, BE IT FURTHER ORDAINED THAT** this Ordinance shall be effective immediately from and after its date of final passage.

RECOMMENDED BY THE PLANNING COMMISSION: \_\_\_\_\_

**Date Advertised in the *Herald News*:** \_\_\_\_\_, 20\_\_

**First Reading:** \_\_\_\_\_

**Final Reading:** \_\_\_\_\_

**Date of Public Hearing:** \_\_\_\_\_

\_\_\_\_\_

Mayor

**ATTEST:** \_\_\_\_\_

City Recorder