

CODES AND ZONING COMMITTEE

David Thomas, Chair
Alan Carman, Vice Chair
Rosalie Myhan, Secretary (NVM)

Tommy Belcher
Jeff Gregory
Judy Kerr

David Nollner
Lonnie Taylor
Amanda Harrington, Consultant

MEETING MINUTES

Date: Dec 9th, 2025 | Time: 6:00pm | Location: Mayor's Office

Attendees: David Thomas, Alan Carman, Judy Kerr, Jeff Gregory, Rick Gregory, Lonnie Taylor

Absent: *Rosalie Myhan*

1. Discussion Zoning Regulations Update

An update was provided regarding the ongoing review of the county's zoning regulations. David Thomas reported that Rosalie is approximately halfway through reviewing the document for issues and inconsistencies. Due to this workload and out-of-office inspections, the original January deadline will need to be postponed until February to allow for full commission review. David Thomas further noted that Mr. Beller has requested the opportunity to review the final edited document to ensure accuracy and consistency in wording prior to presentation.

The zoning regulations update will be delayed until February to allow for completion of staff review and final edits. General Plan Update Proposal Amanda Harrington presented a proposal to update the county's general plan, noting that the current plan is approximately 20 years old and in need of revision. Ms. Harrington outlined a seven-task process that includes project initiation, an existing conditions audit, public engagement, future land use planning, plan element updates, implementation strategy, and adoption support. She estimated the total cost of the update to range between \$93,000 and \$118,000, with an anticipated timeline of 10 to 12 months for completion.

David Thomas noted that GNRC had previously provided a quote of approximately \$41,000 for a similar update in 2021. Committee members expressed concern regarding both the cost and the timing of the project, particularly in light of upcoming elections.

2. Infrastructure Challenges

The committee discussed several infrastructure-related issues that may impact future planning efforts. Members raised concerns regarding water supply, noting that some residents continue to haul water and that the capacity of the existing water treatment plant has been questioned by the state. It was noted that developers are currently able to pay for water line extensions when subdividing property. Fire protection needs, including adequate fire water coverage and appropriate water line sizing, were also discussed. Ongoing conversations about the potential construction of an additional water treatment plant were referenced.

3. Staffing Needs

Staffing needs within the Planning Department were discussed. Committee members suggested that the Planning office would ideally include three positions: a planner, an enforcement officer, and a secretary. It was noted that experienced planners command salaries of approximately \$90,000 per year. Additional concerns were raised regarding the lack of dedicated IT support, particularly when communication systems fail.

4. Development and Growth

The committee discussed current development trends and growth within the county. Members noted that the recently implemented impact fee has generated substantial revenue and has not slowed development as initially feared. Other topics included approval of a new liquor store site plan, housing size and minimum square footage requirements, potential future development along the Highway 141 corridor, and the role of the Power Com industrial area as a business incubator.

5. Traffic Light Timing Issue

A brief discussion was held regarding traffic delays caused by a traffic light programmed by TDOT to operate on a seven-minute cycle. Members noted that the Mayor and Road Commissioner are actively attempting to contact TDOT to have the timing adjusted.

Motion to Adjourn David Nollner; seconded by Judy Kerr