

**HAMBLEN COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**JULY 8, 2024**



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**Call to Order**

**Public Comments**

**Approval of the Corrected May 2024 minutes and the June 2024 minutes**

**Administrative Interpretation**

(BZA-010-24) Lopez/Landaverde - 2595 Three Springs Road 37860 (03-006-019.01 A-1)

**Other Business**

**Adjournment**

The next meeting of the Hamblen County Planning Commission is scheduled for August 5, 2024.  
The deadline to submit applications for the meeting is July 12, 2024

**Minutes**  
**Hamblen County Board of Zoning Appeals**  
**May 6, 2024**

**Members Present**

John Hofer, Chairman  
Charles Anderson, Vice Chairman  
Edgar Gray  
Bill Hicks  
Kay Hale

**Staff**

Tina Whitaker, Office Manager  
Donna Massey, Administrative Assistant  
Tommy McKinney, Codes Enforcement Officer  
Lindsey Horn, Clerical & Stormwater Assistant  
Darrell Chase, Building Inspector

Other guests, see attached roster

**Absent:**

Chris Capps, County Attorney  
Lori Matthews, City Planner

Requested Security Officer

**Call to Order**

Mr. John Hofer called the meeting to order.

**Public Comment**-Upon asking for public comment, the following were made:

Wendy Ellis addressed the camper issue, stating that she believes we are putting innocent families out of their homes and that she isn't referring to squatters, drifters, or drug houses. She said there are houses that are trashed and cluttered that belong to members of the County Commission. She has started a petition that has "hundreds of signatures". The petition is to allow people to live in campers on their own land with utilities and septic. They have a right to human dignity. She also commented that it is a shame that the board charges a \$50 fee for people to fight for their homes.

Tom Miller spoke next, seconding Ms. Ellis' statement. He said he was told his property was unrestricted but received a violation letter anyway. He didn't "know the rules".

A member of the audience spoke up, without giving her name, and stated that a handbook would be helpful.

Rhonda Morgan spoke next. She said she can't find anything about the camper law that was adopted in 2018. She made the claim that Tommy McKinney told her she could put her camper on her property and that she didn't need a permit for anything.

Gwen Holden spoke next. She said she attends the meetings regularly and has lived here for 76 years. She spoke about Roe Junction and how bad the area is. Ms. Morgan stood up again to confirm that she lives on Roe Junction and her neighbor has a massive mess in their yard.

At this time there were no further public comments.

**Approval of the Minutes**

Edgar Gray made a motion to approve the April 1, 2024, meeting minutes. Kay Hale seconded the motion. All in favor; motion carried.

**Variance of Road Frontage**

- **BZA 009-24 – Livingood – 5383 Old White Pine Rd. (04-057-123.01 A-1)**

Mr. Jeremy Livingood and Mr. Doug Drinnon, his attorney, represented the request.

Mr. Hofer asked Planner Josh Cole to start the conversation. Mr. Cole stated that the staff recommends approval of the variance but stressed to Mr. Livingood that he has the ingress and egress information noted in the deed for protection.

Mr. Charles Anderson made a motion to grant the variance request. He stated the adjacent property owner needs to come before the board to do the same thing.

Mr. Gray seconded the motion. There was no further discussion.

Bill Hicks opposed. The motion passed four (4) to one (1).

#### **Administration Interpretation**

- **BZA 010-24 – Lopez – 2595 Three Springs Rd. -WITHDRAWN UNTIL JULY**
- **BZA 011-24 – Poe – 2084 Ruthena Circle.**

Delores Nesmith Poe was sworn in. She received a letter on March 24<sup>th</sup> stating that the property next to her (that she owns) is not allowed to have a camper/someone living in the camper. She said that she is a caretaker of the gentleman who lives there. The wait times for shelters are between 9 months and 2 years. She had a letter from the doctor confirming she is currently his caregiver.

Mr. Hofer stated that one of the main reasons behind the camper regulation is the personal safety of those living in it. Campers are not built to the same requirements and codes as a home or mobile home. Those have to follow the adopted 2018 Building Codes, and campers/RVs do not.

Ms. Poe asked if something could be built around the mobile home. The answer is no as the issue is with the camper itself. She then asked about tiny homes. Mr. Hofer explained that Hamblen County does not allow Tiny Homes, but a smaller size home is allowed, so long as it meets all building code requirements. Mr. Hicks stated that because the lot with the camper has septic, she could build a small home for the gentleman to live.

At this time Ms. Poe moved away from the podium and no vote was taken. Therefore, the appeal was withdrawn.

- **BZA 012-24 – Moore – 1545 River Rd.**

Ms. Anita Moore was sworn in. She has a camper that is being stored on her vacant property off River Rd.

Mr. Hofer explained that we have regulations against storing a camper on a vacant lot. He told Ms. Moore that she can store the camper on her property in Bulls Gap as there is a residence there, but it cannot remain on the vacant lot.

Ms. Moore explained she has a cover over the camper, and she can't afford a new one if she moves it. She stated she got a permit for the cover.

Mr. Anderson stated his opinion against not allowing the storage of campers on vacant property.

Ms. Moore was asked if the pole was installed after the camper was placed. She said yes. She also stated that she doesn't use the camper; it was purchased for her husband when he was sick for somewhere to go and stay. But now it doesn't leave that spot.

She then asked how long of a period qualifies as "storage". No answer could be given.

Mr. Anderson then made a motion to allow her to keep her camper on her vacant lot, "Whether anyone else seconds it or not." There was not a second made. Mr. Hicks stated he agreed with Mr. Anderson in principle, but the regulations are what they are so he cannot vote against it.

There was more discussion about the possibility of Ms. Moore moving the camper to her residence in Bulls Gap, but she claimed she did not want to.

**"At this time, there was additional discussion about what options Ms. Moore had. Ms. Moore asked whether or not there was anyone else she could speak to. Upon being told there was not, she turned and left the podium and meeting, therefore withdrawing her request. Mr. Anderson's motion died due to a lack of a second motion and no further action was taken by the board regarding Ms. Moore's request."**

**~~The motion failed due to lack of a second.~~**

- **BZA 013-24 – Miller – 1653 Cross Dr.**

Mr. Tom Miller was sworn in. He stated he has spent over \$65,000 on his property with the camper. He then asked why the board charges for a meeting. He then stated that his camper is unhooked when he leaves it. He stated he paid \$1,600 for a permit for a septic tank.

He then commented on bulk waste, how he wouldn't live in Hamblen County if someone paid him, and then made a comment about the board banning single wide mobile homes, which is not the case.

Mr. Hicks asked what the septic had been approved for. Mr. Miller applied for a septic for a single wide mobile home.

Ms. Whitaker clarified that staff informed customers that camper regulations were under review. She also informed the board that Mr. Miller had not been issued a permit for any additional structures on the property.

At this point Mr. Miller left the meeting. No motion was made, and the appeal was withdrawn due to his absence.

Ms. Whitaker addressed the board and stated that no one who has come before the board is facing homelessness. The campers are not their primary residence. We talked with Mr. Miller and Ms. Moore and informed them that these regulations were coming.

Mr. Hicks remarked that the septic permit for Mr. Miller was for a single wide, not a camper as septic permits are not issued for RVs.

Ms. Gwen Holden spoke up and asked about campers that are grandfathered in. Mr. Whitaker stated that the office hasn't found any. Ms. Holden insisted that there are grandfathered campers in the county.

**Other Business**

None.

**Adjournment**

With no further business, Mr. Gray made a motion to adjourn the meeting. Mr. Long seconded the motion. All in favor; motion carried. Meeting adjourned.

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Signature

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Date

DRAFT

**Minutes**  
**Hamblen County Board of Zoning Appeals**  
**June 3, 2024**

**Members Present**

John Hofer, Chairman  
Charles Anderson, Vice Chairman  
Bill Hicks  
Kay Hale

**Staff**

Tommy McKinney, Codes Enforcement  
Donna Massey, Administrative Assistant  
Lindsey Horn, Clerical Assistant  
Darrell Chase, Building Inspector  
Lori Matthews, City Planner

**Absent**

Edgar Gray, Secretary  
Tina Whitaker, Office Manager  
Josh Cole, City Planner  
Chris Capps, County Attorney

Security Officer  
Other Guests (See Attached Record)

**Call to and Approval of the Minutes**

Mr. John Hofer called the meeting to order. The May 2024 minutes need correction and will be voted on at the July meeting.

**Public Comments**

**Linda Noe** - commented about an appeal for Anita Moore. Ms. Noe stated she had a few concerns. Anita Moore has a cover over her camper, which is at a different location than her residence. Ms. Noe stated she doesn't understand what we determine to be a 'vacant lot'. Ms. Moore was told she can't put her camper on a vacant lot. Ms. Noe also commented on the April 10<sup>th</sup> meeting that was called for legal guidance from the County Attorney. No votes were made. She mentioned that only certain members of the Planning Commission were in attendance. She concluded by stating that Ms. Moore will be filing an appeal.

**Administrative Interpretation-Customary Home Occupation**

- **A.) BZA-014-24 Chutipapha Jones/Chris Boyer- 2636 Shields Ferry Rd. (02-025-001.00 A-1)**

Chris Boyer represented the request and was sworn in. Mr. Boyer was there to appeal the camper letter he received asking him to move his camper off the property. John Hofer asked if he was the property owner. Mr. Boyer stated that while he worked hard and paid for the property, due to his wife's culture, the property is in his mother-in-law's name. He stated that his mother-in-law lives out of the country, but is aware of what he and his wife are doing with the property.

Mr. Boyer stated several times that he was told the camper could be placed on the property by Code Enforcement. He also asked numerous times, "What laws am I breaking?" Mr. Boyer stated that he is not planning to build on the property and has listed it for sale. They are planning to move regardless of what is decided at this meeting. Mr. Bill Hicks asked who installed his field lines. There was a discussion over Mr. Boyer's septic approval letter and lay out.

City Planner Lori Matthews explained to Mr. Boyer that a camper is a temporary residential structure.

After much discussion, Ms. Kay Hale questioned whether the board could vote on this issue as there is nothing in writing from the property owner stating Mr. Boyer can make this appeal or represent this request. Mr. Hofer agreed. Mr. Charles Anderson made a motion to move this request to the July meeting in order for Mr. Boyer to get a statement in writing from his mother-in-law granting him permission to represent this request. Mr. Hicks asked for proof of who installed the septic. There will be no fee charged for July's meeting. Ms. Hale seconded the motion. All in favor; motion carried.

**Other Business**

None

**Adjournment**

With no further business, Mr. Hicks made a motion to adjourn the meeting. Mr. Anderson seconded the motion. All in favor; motion carried. Meeting adjourned.

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Signature

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Date

DRAFT