

A SPECIAL CALLED MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF SODDY-DAISY, TENNESSEE WAS HELD ON TUESDAY, DECEMBER 17, 2024, AT 11:00 A.M.

MEMBERS PRESENT:

MAYOR COLEMAN
VICE-MAYOR PENNEY
COMMISSIONER BEENE
COMMISSIONER EVERETT
COMMISSIONER KEITH
CITY MANAGER JOHNSON
ASSISTANT RECORDER DOLBERRY

MEMBERS ABSENT:

CITY ATTORNEY ELLIOTT

STAFF AND OTHERS PRESENT:

SEE ATTACHED COPY OF SIGN IN SHEET

OLD BUSINESS:

2024-2025 ORDINANCE NO. 11

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE,
REZONING FROM R-2A RURAL RESIDENTIAL DISTRICT TO A-1
AGRICULTURAL DISTRICT A TRACT OF LAND LOCATED AT
11067 HIXSON PIKE. PUBLIC HEARING AND FINAL READING.**

Mayor Coleman said this is a public hearing and asked if there was anyone present who wanted to comment on the request. City Manager Johnson said each person can speak for 3 minutes. Gary Orrell, 11053 Hixson Pike, said he had requested some restrictions be placed on the rezoning. He said if the restrictions are part of the rezoning when approved he is okay with it. Commissioner Beene asked if gutters placed on the front of the garage could be added to the restrictions? Mr. Orrell said this was one of the items he requested, but is not included in the Ordinance. Cameron Stewart, 11067 Hixson Pike, said that he feels this has been discussed a hundred times and he does not want to add anything additional to the conditions as proposed. Commissioner Beene expressed his concern with the front of the building. Mr. Stewart said he may one day add gutters, but does not want to add anything else to the Ordinance at this point.

Commissioner Everett asked if Mr. Orrell or Mr. Stewart had any issues with the conditions?

Mr. Stewart asked Commissioner Everett if he could read the conditions. Commissioner Everett read the conditions as follows:

- 1) All open run areas shall be surrounded by fencing with a minimum of 18-24 inch berm setback from all property lines that drains away from the adjacent property.
- 2) Require additional fencing, screening, and soundproofing of building as necessary to ensure the compatibility of the kennel with the surrounding properties.
- 3) Provisions shall be made on a daily basis for the removal and disposal of animal and food waste as well as debris. Disposal facilities shall be maintained in a sanitary condition and shall be free from obnoxious or foul odors.
- 4) The housing facility shall use disposal methods and drainage systems that remove water and excreta during cleaning of the facility to an approved septic system routed away from adjoining property line and surface areas that drain toward adjoining property lines.
- 5) The adjacent and surrounding areas where elevations are lower than finished floor elevation of kennel facility shall have a berm/ditch built for drainage from outside of kennel facility and to be diverted away from adjacent property lines.
- 6) Any outdoor lighting shall be directed away from any adjoining properties and residences.

Commissioner Everett asked Mr. Stewart if he understands the conditions and is good with them? Mr. Stewart replied yes. Commissioner Everett noted that the conditions are in the mind set to help protect Mr. Orrell as much as possible. Commissioner Everett asked if Mr. Stewart had an individual to meet him off site to train a dog, and Mr. Stewart said you can bring your dog to me or the dog can stay with my dogs, could he not do that? City Manager Johnson said he does not feel that we, the City, could govern that. Commissioner Everett said it would be difficult for us to enforce. He said he is thankful for Mr. Stewart's willingness to complete the conditions and Mr. Orrell going along with the conditions. Mayor Coleman asked if there should be a time frame for completing the conditions. City Manager Johnson said they would need to be completed before a Certificate of Occupancy is issued. Commissioner Keith asked if Mr. Stewart already has a Certificate of Occupancy. Building Inspector Steve Grant said no, only temporary permanent power. Mr. Stewart expressed his appreciation to the Board and said this has been painful trying to do the right thing. Mayor Coleman asked if the gutters would be installed? Mr. Stewart said no. Vice-Mayor Penney said that number 5 also assists with

drainage without guttering. Mr. Stewart said he would not be okay with any additional conditions. Commissioner Beene said he personally would add gutters over berms. Mayor Coleman asked for a motion to approve the ordinance with the six stipulations as read previously.

- 1st - Commissioner Everett to approve the ordinance with the six conditions
- 2nd - Commissioner Beene
- Ayes - Vice-Mayor Penney, Commissioner Beene, Commissioner Everett,
- Nays - Commissioner Keith, Mayor Coleman

Mayor Coleman said the Ordinance passes and goes into effect in 15 days.

NEW BUSINESS:

City Manager Johnson asked for approval of several invoices to Hedgecoth Construction for road work on Union Fork Road, Hallett Street, Davenport Road, and Peters Road for a total of \$68,078.41 and several invoices to Southeastern Materials in the amount of \$141,796.34. He said this will come out of the Street Aid budget of which \$450,000 was budgeted. Commissioner Beene asked who paved previously? Public Works Director Grant said Hedgecoth Construction as he currently has a contract for placement and Southeastern Materials has the contract for the asphalt. City Manager Johnson noted these are bid in June/July each year.

- 1st - Vice-Mayor Penney to approve
- 2nd - Commissioner Keith
- Ayes - Unanimous

Adjourned 11:16 a.m.

Burt Johnson
Recorder

Mayor Coleman said he would like to hold monthly workshops on the second Monday of each month at 10:00 a.m. Vice-Mayor Penney and Commissioner Everett expressed that Tuesdays were better for them. It was the consensus of the Board to have the workshops on the second Tuesday of each month.

