

City Planners approve annexation of MC property

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The Elizabethton Regional Planning Commission approved an annexation request for a property next to Milligan College that will provide space for a new dormitory to be built.

The annexed property is located on Toll Branch Road bordering Milligan College. The college requested the property be annexed to house a new dormitory project.

Architect Tony Street said the college has no immediate plans to start construction on the new dorm because the project was still waiting on funding. When built, the dorm will house approximately 100 beds and the rooms will be built with four bedrooms surrounding a common area.

The commission deferred an annexation request for a property at 509 Highway 91 until further guidance could be obtained from the city attorney on the issue.

Jason Blevins requested the planning commission annex his property at 509 Highway 91. He made the request because he would like for his children to be able to attend city schools.

He said that because his property was bordered on the rear and western side by Elizabethton Airport Property, which is city owned property, then it would not be a spot annexation even though it was over 1,500 feet from the city limits on road frontage. However, the two airport owned properties bordering Blevins' property were never annexed into the city after they were purchased in 2005.

Director of Planning and Development David Ornduff said that it would be an expensive and difficult operation for the city to extend city services to Blevins' property. With the airport properties being unannexed, Blevins' lot is 1,584 feet from the city limits on the west side and 634 feet from city limits on the north side. Sewer service would have to be extended from where they currently end at the Frank Shaffer building.

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Blevins said while it would be nice to have city utilities, he was not concerned with having them. Ornduff said that while he may not require that if Blevins ever decided to sell his home the new owners could force the city to install sewer services to the property. Blevins said that if the property was included in the city he did not plan to move from it.

Ornduff said as the property sits now he was concerned it would set a precedent for spot annexation because there are no properties within the city limit bordering it. Chairman Victor Deloach questioned why the properties were not automatically annexed when purchased by the airport in 2005. Ornduff said if the city had been aware that they were purchased then the properties would have been.

Ornduff said he understood Blevins' request but that it would make more sense for the commission to annex all of the properties — the airport and Blevins' — at once instead of doing so separately.

In addition to spot annexation, there were also concerns of the costs related to adding city services to the property. It was pointed out that there were properties throughout the city that

8/2/11 Planning Commission Meeting Results	ITEM #1 Request by CCSB for front yard set back variance		ITEM #2 Site plan approval for 305 Academy Street for CCSB		ITEM #3 Request by Milligan College to annex Tol Branch property		ITEM #4 Request by Jason Blevins to annex 509 Highway 91 prop	
	Vote		Vote		Vote		Vote	
	Yes	No	Yes	No	Yes	No	Yes	No
Chairman Victor Deloach	✓		✓		✓			
Vice-Chairman Paul Bellamy	✓		✓		✓			
Dena Bass	✓		✓		✓			
Nancy Alsup	✓		✓		✓			
Curt Alexander	✓		✓		✓			
Jeff Treadway	✓		✓		✓			

did not have sewer service connected to them. Commissioner Jeff Treadway said that by adding more annexed properties they would be adding to projects the city cannot currently fund.

There were other concerns that having the one home in the city limits on that section of highway would result in confusion if police or fire protection were ever needed.

Vice chairman Paul Bellamy made a motion that the vote for annexation be deferred until

the city attorney could look over the properties and clarify what should be done. He also requested a list of what the cost would be to include the home in city services. The deferral was unanimously approved and a called meeting will be held if necessary.

The commission also approved a site plan request from the Carter County Board of Education to install an elevator at their administration building to bring it in line with American's with Disabilities Act require-

ments. The Board of Zoning Appeals approved a front setback variance for this project as well.

The commission recognized Manuel Bandarra who retired after 40 years of service. He was first appointed to the Planning Commission in July 1971.

"He has served faithfully without failure for those 40 years," Ornduff said. "He has seen a lot of changes in those years. Through a long time and a lot of dedication to the community."