

ORDINANCE NO. 220

**AN ORDINANCE TO AMEND MOUNT CARMEL MUNICIPAL CODE,
TITLE 14, "ZONING AND LAND USE CONTROL" CHAPTER 1,
"MUNICIPAL PLANNING COMMISSION" BY ADDING NEW SECTION
ESTABLISHING FEES**

WHEREAS, Pursuant to the authority of the town found in Tennessee Code Annotated, the Town of Mount Carmel, is authorized to establish certain reasonable fees and charges; and

WHEREAS, The Mount Carmel Regional Planning Commission has recommended at its March 13, 2001, meeting a Fee Schedule for persons requiring the services of the Mount Carmel Regional Planning Commission, the Board of Zoning Appeals, the Board of Mayor and Aldermen, and the staff that serves these bodies; and

WHEREAS, The charge of fees as noted in the fee schedule are intended to partially defray the administrative costs involved;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MOUNT CARMEL, TENNESSEE, AS FOLLOWS:

Section 1. TITLE 14 "ZONING AND LAND USE CONTROL", CHAPTER 1 "MUNICIPAL PLANNING COMMISSION" shall be amended by adding the following section:

Section 14-103. Schedule of Fees and Charges. There is established the following schedule of fees and charges intended to partially defray the administrative costs associated with Zoning and Land Use Control:

1. Public Hearing. Requests for rezoning real property, requests for amendment to the Zoning Ordinance, requests for variances to be heard by the Board of Zoning Appeals, and requests for deannexation all require public hearings. For each public hearing so held, the requestor shall pay to the Town in advance a fee of Thirty-Five Dollars (\$35.00).
2. Agenda Appearance. Requests for rezoning, zoning ordinance amendments, variances to be heard by the Board of Zoning Appeals, and annexation and deannexation of real property must be calendared in a timely manner on the agenda(s) of the Regional Planning Commission, Board of Zoning Appeals, and/or the Board of Mayor and Aldermen. For each such Agenda Appearance request, the requestor shall pay to the Town in advance a fee of Thirty-Five Dollars (\$35.00).
3. Special Called Meeting. In the event a special called meeting of either the Regional Planning Commission, Board of Zoning Appeals, or Board of Mayor and Aldermen is made by a requestor to hear that requestor's Agenda Appearance request item, a charge of Fifty Dollars (\$50.00) shall be paid by the requestor in advance of the notice of the Special Called meeting being sent to the applicable Commission/Board members.
4. Review and Inspection. A fee for review and inspection by Town officials, engineering staff, planning staff, or legal staff shall be assessed as follows:

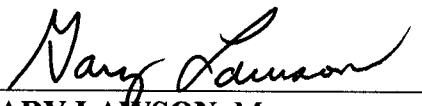
- a. Subdivisions. Three Dollars Fifty Cents (\$3.50) per lot;
 - b. Multifamily Housing Units. Three Dollars Fifty Cents (\$3.50) per unit;
 - c. Industrial or Commercial Site. Five Dollars (\$5.00) per One Thousand Dollars of construction costs noted on the applicable building permit application with a maximum fee of One Thousand Dollars (\$1,000.00).
5. Advertising Expense. For any administrative action undertaken as noted above that requires the advertisement of such meeting or hearing in a newspaper of general circulation, the requestor shall pay to the town the cost of publishing such advertisement.

Section 2. Legal Status Provisions.

A. Conflict With Other Ordinances. In case of conflict between this ordinance or any part thereof, and the whole or part of any existing or future ordinance of the Town of Mount Carmel, the most restrictive shall in all cases apply.

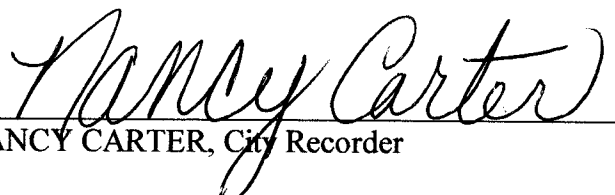
B. Validity. If any section, clause, provision or portion of this ordinance shall be held to be in doubt or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not of itself invalid or unconstitutional.

C. Effect Date. This ordinance shall become effective upon passage and publication, the public welfare requiring it.



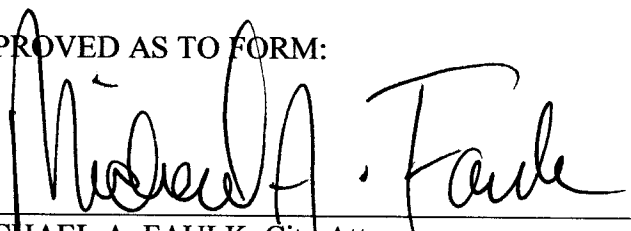
GARY LAWSON, Mayor

ATTEST:



NANCY CARTER, City Recorder

APPROVED AS TO FORM:



MICHAEL A. FAULK, City Attorney

FIRST READING	AYES	NAYS	OTHER
PAUL HALE	✓		
HENRY BAILEY	✓		
EUGENE CHRISTIAN, Vice-Mayor	✓		
GEORGE PIERCE	✓		
GARY LAWSON, Mayor	—		
THOMAS WHEELER	✓		
WANDA WORLEY		✓	
TOTALS	5	1	0

PASSED FIRST READING: March 22, 2001

SECOND READING	AYES	NAYS	OTHER
PAUL HALE	✓		
HENRY BAILEY	✓		
EUGENE CHRISTIAN, Vice-Mayor	✓		
GEORGE PIERCE	✓		
GARY LAWSON, Mayor	—		
THOMAS WHEELER	✓		
WANDA WORLEY		✓	
TOTALS	5	1	

PASSED SECOND READING: April 26, 2001

PUBLICATION AFTER PASSAGE:	
DATE:	<u>5-6-01</u>
NEWSPAPER:	<u>Kingsport Times News</u>

KINGSPORT TIMES-NEWS

PUBLICATION CERTIFICATE

Kingsport, TN May 8, 2001

This is to certify that the Legal Notice hereto attached was published in the Kingsport Times-News, a daily newspaper published in the City of Kingsport, County of Sullivan, State of Tennessee, beginning in the issue of 5-5-01, and appearing 1 consecutive weeks/(times), as per order of

Town of Mt. Carmel

Signed Nancy R. Williams

ORDINANCES PASSED by
the Mt. Carmel Board of
Mayor and Aldermen and
dates passed:

Ordinance No. 218. Ordinance to close a portion of the right of way of Mimosa Street, passed 4/26/01

Ordinance No. 220. Ordinance to amend Mount Carmel Municipal Code, Title 14, "Zoning and Land Use Control" Chapter 1, Municipal Planning Commission" by adding a new section establishing fees.

Pub. 1T: 05/06/01

STATE OF TENNESSEE, SULLIVAN COUNTY, TO-WIT:

Personally appeared before me this 8th day of May 20 01, Nancy R. Williams of the Kingsport Times-News and in due form of law made oath that the foregoing statement was true to the best of my knowledge and belief.

Susan Hilton

NOTARY PUBLIC

My commission expires 1-23-02