## Jennifer Rivera (Administration)

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| **From:** | Katie G. Ahmed (Planning) |
| **Sent:** | Wednesday, October 21, 2026 2:55 PM |
| **To:** | Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner) |
| **Cc:** | John Gentry (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Lynn Taylor (Planning); Barry Shaw (Marshals); Emily McGahee (Environmental Health) |
| **Subject:** | 2109 Microwave Tower - Questions from Work Session - October 19, 2026 |

**For Information Purposes Only**

Mr. Chairman and District Commissioners,

At the October 19 work session, several questions were raised regarding the unpermitted second home located at 2109 Microwave Tower Road, specifically concerning septic, power, and occupancy. The following provides an updated summary of the current status:

**Septic System – Unpermitted Second Home**

- The second home has its own separate septic system that was installed without application, permit, or inspection by Environmental Health.
- The applicant has submitted the required soil study and site plan to Environmental Health and has applied for a septic permit; however, issuance of the septic permit is pending re-zoning and Variance approval.
- Prior to approval, the owner must pay the fine associated with installing a septic system without a permit.
- If the proposed septic system is permitted, the existing septic tank must be properly abandoned through a pump-crush-fill process *unless*:
    - The septic tank meets all setback requirements,
    - It is a state approved septic tank and meets the required gallon capacity of the issued septic permit, and
    - The DPH certified installer of the new drain lines is willing to take responsibility for the installation of the existing septic tank following a satisfactory Environmental Health inspection.
- Regardless of the septic tank's status, the existing, unpermitted drain lines must be disconnected and replaced; they cannot remain in use.

**Power to the Second Home**

- The second home does not have a permitted power meter. A site visit conducted by Cody Edwards verified power was coming from a disconnect.
- The power was illegally run from the primary home at the front of the property.
- Staff has confirmed that only one water meter is issued to the site for the primary dwelling. No water meter has been issued to the second home.

**Primary Existing Home (Front of Property)**

- The original home dates to the 1960s, but in 2019 a permit was issued for a two-bedroom, one-story home on a crawlspace, with a deck later enclosed as a screen porch.
- In 2025, Environmental Health issued a septic repair permit, inspected, and approved a septic system sized for a two-bedroom home.
- A site visits confirmed that the existing home has grown from its original state. There are no records showing the work done was permitted
- Any unpermitted expansion must be brought into compliance with all applicable Departments.

**Occupancy and Enforcement Status**

- A site visit has verified that both homes are occupied with new cars parked in front of each home with pets barking inside.
- Staff has issued a notice of violation and notifying them on the violations; however, no issue to vacate the house has been issued. Staff is working with the applicant to bring the property into compliance.

Staff is requesting that the Board table this item until correct ownership paperwork is provided for the application. The paperwork submitted was inaccurate due to the passing of the original owner and the estate not yet being settled. Until the documentation can be corrected, staff recommends that no action be taken.

If you have any further questions, please feel free to contact me directly.

Thank you,

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