

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
AUGUST 5, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Mayor Greenway
Carlie McEachern	Ken Brewster	Pat Phillips, EDA
Debbie Hines		Stephanie Myers
Jimmy Parks		Travis Gray, Codes Enforcement
Judy Jones		Laura Smith, Planner
Gene Gammons		
Jeff Harris		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Ham Carey called the meeting to order at 12:30 p.m. The minutes of the July 1, 2015 Regional Planning Commission meeting and the July 15, 2015 Special Called meeting were unanimously approved on a motion by Jeff Harris seconded by Debbie Hines

RESUBDIVISION PLAT-LEGACY PARK SUBDIVISION, LOTS 54-60, 50-52, AND 13-15, LOUDON COUNTY TAX MAP 48N, GROUP A, PARCEL 54.00-60.00 AND 13-15, LEMAY AND ASSOCIATES, OWNER, CMH PARKS, INC.

Planner, Laura Smith stated that Gary Tucker with Robert Campbell, Engineering requested that this item be postponed until the September meeting.

PUBLIC COMMENTS

None

ANNOUNCEMENTS

Ms. Smith reminded members of the Planning Commission of upcoming opportunities for continuing education and training. “Addressing Stormwater and Drainage Issues” will be held on September 24, 2015 and “Private Property Rights” will be held on October 29, 2015.

ADJOURN

The meeting adjourned at 12:30 p.m.

Chairman

Date

MINUTES
LOUDON BOARD OF ZONING APPEALS
AUGUST 5, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Mayor Greenway
Carlie McEachern	Ken Brewster	Pat Phillips, EDA
Debbie Hines		Stephanie Myers
Jimmy Parks		Travis Gray, Codes Enforcement
Judy Jones		Laura Smith, Planner
Gene Gammons		
Jeff Harris		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Ham Carey called the meeting to order at 11:30 a.m. The minutes of the July 1, 2015 Board of Zoning Appeals meeting and the July 15, 2015 Special Called BZA meeting were unanimously approved on a motion by Debbie Hines seconded by Gene Gammons. Chairman Carey noted that the Special meeting was called because he thought the property owner was under time constraints for completing his project.

SPECIAL EXCEPTION/ADMINISTRATIVE REVIEW, PAT PHILLIPS, LOUDON COUNTY ECONOMIC DEVELOPMENT DIRECTOR, FIBERGLASS AND COMPOSITES MANUFACTURING, 6400 CORPORATE PARK DRIVE, TAX MAP 032, PARCEL 121.00

Planner, Laura Smith summarized what the permitted uses in the M-1 Light Industrial District were including “rubber and miscellaneous plastic products.” Potential developer, BFG International is a “fiberglass and composites manufacturing” company. It is requested that the BZA determine whether the proposed use is compatible with the uses in the M-1 District. Pat Phillips, Economic Development Director stated that BFG manufactures items similar to what Malibu Boats manufactures. He stated that the development may employ 200 people. The existing building had been used for distribution only. BFG has projects around the country.

ACTION

Jeff Harris moved to approve the proposed use of fiberglass and composites manufacturing in the building on Corporate Park Drive in the M-1 District. The motion was seconded by Judy Jones and approved unanimously.

Although not on the agenda, Mr. Phillips requested that the BZA also take action on another proposal. Ms. Hines moved to add the item to the agenda which was seconded by Mr. Harris and approved unanimously.

Mr. Phillips discussed the proposal to use the property located across from Del Conca to put up a solar array which would be a county utility project. The property does not have the required 25 feet of road frontage. Mr. Phillips stated that this would be a TVA project. The request is to allow an easement from the solar panel to the LUB substation and a variance from the road frontage requirement. He stated that a survey would be completed showing the easement.

ACTION

Carlie McEachern moved to grant a variance for the lack of road frontage and allow an easement for the seller of the property to the solar panel company only. The motion was seconded by Ms. Hines and approved unanimously.

There was a brief discussion regarding the number of employees at Del Conca and some job opportunities that may be opening in Lenoir City.

ADJOURN

The meeting adjourned at 12:00 p.m.

Chairman

Date