

# Loudon County Planning Department

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## MINUTES LOUDON REGIONAL PLANNING COMMISSION OCTOBER 7, 2015

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Dennis Brennan	Jane Sampson
Carlie McEachern	Ken Brewster	Betty Jo McAllister
Debbie Hines		Josh Jackson
Jimmy Parks		Robert Campbell
Judy Jones		Grazyna Gammons
Gene Gammons		Travis Gray, Codes Enforcement
Jeff Harris		Laura Smith, Planner

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Ham Carey called the meeting to order at 12:30 p.m. The minutes of the September 2, 2015 Regional Planning Commission meeting were unanimously approved on a motion by Carlie McEachern seconded by Jeff Harris.

### RESUBDIVISION PLAT, LEGACY PARK LOTS 54-60, 50-52, AND 13-15 LOCATED OFF WEST LEE HWY. TAX MAP 048N, GROUP A, PARCELS 54.00-60.00, 50.00-52.00, AND 013.00-015.00, ZONES R-1 LOW DENSITY RESIDENTIAL, APPLICANT: LeMAY AND ASSOCIATES, OWNER: CMH PARKS, INC.

Josh Jackson, representative from CMH Parks, Inc. and Robert Campbell, Robert Campbell & Associates were present to request resubdivision of several lots in Legacy Park. There were several issues discussed including erosion in the rights-of-way, drainage grates that are covered in silt and debris, and the lack of maintenance of the property. Mr. Campbell discussed temporary drains that were to be installed to catch silt until the final topcoat has been installed on the roads. There have been other maintenance improvements in the subdivision including installing more silt fences and removing silt on the rights-of-way. It was noted that there are eight existing pre-fabricated homes with two sold and three contracts for new homes. The developer requests the resubdivision because there are sinkholes found. The reconfigured lots would be maintained by the homeowners association. It was noted that on the plat, Lot 7 has a lot line which is not "closed" and Note 14 should read that the homeowners association is responsible for the maintenance of the open "spaces" not "space."

### ACTION

Mr. McEachern moved to approve the resubdivision of the property subject to correcting Note 14, and closing the lot line on Lot 7. The motion was seconded by Mr. Harris and approved unanimously.

DISCUSSION OF AMENDING THE ZONING ORDINANCE FOR SITE PLANS, SMALL ADDITIONS

The Planning Commission discussed amending the Zoning Ordinance to include language that would allow the Building Official to approve small additions to existing buildings without requiring that a site plan be reviewed by the Planning Commission. A draft proposed ordinance amendment was presented by Planner, Laura Smith.

ACTION

Debbie Hines moved to approve the amendment to read:

*Site plans for additions of no more than 500 square feet to existing buildings that will not alter the requirements of parking spaces, occupancy, use, or any other zoning requirement shall be exempt from planning commission review when in the opinion of the building official, the addition will not adversely affect the general purpose and intent of these regulations. A sketch plan, however, shall still be required as set out in Section 14-703.*

Mr. McEachern seconded the motion and it was approved unanimously.

TRAINING AND CONTINUING EDUCATION REMINDERS

Ms. Smith reminded the Planning Commission of the upcoming training on October 29, 2015, from 6:00-8:00 p.m. at Farragut Town Hall on "Private Property Rights" facilitated by ETDD.

ADDITIONAL PUBLIC COMMENTS

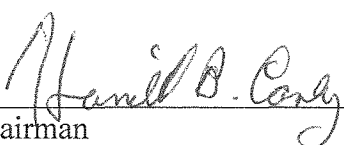
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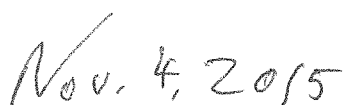
ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

Ms. Smith stated that someone from a telecommunications towers company had contacted her regarding placing cell towers in the C-2 District, where they are currently not permitted. Ms. Smith noted that the representative (Ralph Wyngarden) had discussed newer towers that were monopole, with heights not exceeding 70' and were being placed in areas closer to large numbers of users instead of higher towers with farther ranges. The consensus of the Planning Commission was to review a draft ordinance amendment with language allowing monopole towers in the C-2 District, permitted as a Special Exception. Ms. Smith will bring a draft to the next meeting. There was also a brief discussion of the recent announcement of additional jobs coming to Loudon.

ADJOURN

With no further business, the meeting was adjourned.

  
Chairman

  
Date