

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
APRIL 5, 2017

Members Present	Members Absent	Others Present
Ham Carey, Chairman		Jimmy Greenway, Mayor
Salvador Mejia		Gracyna Gammons
Carlie McEachern		Travis Gray, Codes Enforc.
LeeAnn Chihasz		Laura Smith, Planning
Jeff Harris		Rusty Baksa
Gene Gammons		James Smith
Jimmy Parks		Michael Green
Debbie Hines		Connie Green
Dennis Brennan		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:45 p.m. The minutes of the March 1, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jeff Harris.

SITE PLAN, PARKING AND STORAGE LOT, VANHOUSECO, LLC, 244 BLAIR BEND DRIVE, TAX MAP 041, PARCEL 30, M-2, HEAVY INDUSTRIAL DISTRICT

Rusty Baksa with Land Development Solutions was present to request site plan approval for a parking and storage lot for the VanHooseCo Company on Blair Bend Road. Mr. Van Hoose is purchasing Parcel 30 across the street from his company to use as a parking and storage lot. The site plan is for graveling approximately 2 acres for flatbeds, product storage and employee parking. There was a discussion regarding the gravel washing out into the road and Codes Enforcement Official, Travis Gray noted that there were drainage issues that needed attention. Since more than an acre will be disturbed, a SWPPP is required from TDEC. Mr. Baksa stated that the access cuts will be paved.

ACTION

Mr. McEachern moved to approve the site plan subject to ensuring that required permits are obtained, access cuts being paved, and drainage issues resolved. The motion was seconded by Dennis Brennan and approved unanimously.

SITE PLAN, JAMES SMITH, FULGHUM, MACINDOE & ASSOCIATES INC., ADDITIONAL PARKING (10' X 18' EACH) TO LOUDON COUNTY HIGH SCHOOL ADDITIONS AND RENOVATIONS, TAX MAP 40, PARCEL 177, 1039 MULBERRY STREET, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

James Smith with Fulghum, Macindoe & Associates was present to request site plan approval for additional parking for Loudon County High School. A site plan for additions and renovations was approved for the school in September 2015 which included additional parking. This site plan is for an additional 80 parking spaces at 18' x 10', or 180 square feet. A variance from the required 200 square feet to 180 square feet was granted by the Board of Zoning Appeals at the April 5, 2017 meeting.

ACTION

Mr. McEachern moved to approve the site plan for the additional parking spaces which was seconded by Mr. Brennan and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

Jimmy Parks discussed a city resident who had several goats on his property and surrounding neighbors had complained. Mr. Harris stated that the city was aware of the situation and he and Mr. Gray have spoken with the resident who has the goats fenced and discussed a resolution to the issue. It was noted that these issues are usually handled by the city in the municipal code.

ANNOUNCEMENTS

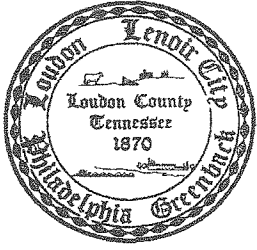
None

ADJOURN

The meeting adjourned at 1:00 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, APRIL 5, 2017

Members Present	Members Absent	Others Present
Ham Carey, Chairman		Gracyna Gammons
Salvador Mejia		Michael Green
Carlie McEachern		Connie Green
LeeAnn Chihasz		Jimmy Greenway, Mayor
Jeff Harris		Travis Gray, Codes Enforcement
Jimmy Parks		Laura Smith, Planning
Gene Gammons		Rusty Baksa
Debbie Hines		
Dennis Brennan		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. and the pledge of allegiance given and roll was called. The minutes of the March 1, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jeff Harris.

VARIANCE REQUEST SIDE-YARD SETBACK FROM 10' TO 5' (ONE SIDE), APPLICANT, MICHAEL GREEN, 303 UPPER STREET, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Mr. Green proposes placing a doublewide on the property where there had been a dwelling. The side yard setbacks in the R-2 District are 10' and Mr. Green requests a variance so that he can place the home 5' from the property line adjacent to Parcel 8. There is a bank on the other side that he would have to cut into for his driveway which he wants to avoid. Mr. Green stated that his neighbor is not opposed to the variance.

ACTION

Mr. McEachern made a motion to approve the variance request which was seconded by Mr. Harris and approved unanimously.

PARKING STALL SIZE VARIANCE FROM 200 SQUARE FEET EACH TO 180 SQUARE FEET, JAMES SMITH, FULGHUM, MACINDOE & ASSOCIATES INC., PARKING TO LOUDON COUNTY HIGH SCHOOL, TAX MAP 40, PARCEL 177, 1039 MULBERRY STREET, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

James Smith with Fulghum, Macindoe & Associates Inc. was present to request parking space square footage variance for proposed additional parking at Loudon High School. The minimum requirement is 200 square feet per space and Mr. Smith requests 180 square feet (shown as 10' x 18' on the site plan), as was approved for the additions and renovations project approved in September 2015.

ACTION

Dennis Brennan moved to approve the parking space variance from 200 square feet to 180 square feet which was seconded by Gene Gammons and approved unanimously.

ADJOURN

The meeting adjourned at 12:45 p.m.

Chairman

Date