



Loudon County Planning Department

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MINUTES LOUDON REGIONAL PLANNING COMMISSION September 6, 2017

Members Present	Members Absent	Others Present
Jimmy Parks		Carolyn James
Jeff Harris		Lora Hammond
Carlie McEachern		Vanessa Lynn Adcock
LeeAnn Chihasz		Christina Shurina
Debbie Hines		Barbara Christian
Ham Carey, Chairman		Jeff Swenson
Salvador Mejia		Mark McDermott
Gene Gammons		Franki Adkins
Dennis Brennan		Terry Bolt
		Howard Christian
		Laura Smith, Planning
		Ty Ross

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m., the pledge of allegiance was given and the roll was called. Debbie Hines moved to approve the minutes of the August 2, 2017 meeting which was seconded by Carlie McEachern and approved with a vote of 8-0 with Ham Carey passing.

ROAD ACCEPTANCE REQUEST OF APPROXIMATELY 330 LINEAR FEET AND APPROXIMATELY 22' WIDE OF RIGHT-OF-WAY ADJACENT TO PARCELS 004.00, 005.00, 006.00, 007.00, AND 008.00 OF LOUDON COUNTY TAX MAP 040E, GROUP F

City of Loudon, General Manager, Ty Ross was present for requesting recommendation for the approximate 22' wide and approximate 330 linear feet of right-of-way be accepted into the City road system. Mr. Ross stated that the city has facilities on the right-of-way and there is also a church which is not being used. The right-of-way has yet to be named.

ACTION

Mr. McEachern moved to recommend accepting the right-of-way subject to including a name and an E911 address. The motion was seconded by Jeff Harris and approved unanimously.

REQUEST APPROXIMATELY 206 LINEAR FEET AND APPROXIMATELY 20' WIDE OF RIGHT-OF-WAY ADJACENT TO PARCELS 002.00 AND 003.00 OF LOUDON COUNTY TAX MAP 041H, GROUP F, CONTROL MAP 041A BE ABANDONED AND CLOSED

Property owner, Terry McGill requests that the approximate 20' unopened right-of-way adjacent to Parcel 2.0 and Parcel 3.0 shown on Tax Map 41A, Group F be abandoned and closed and deeded back to him. The City currently does not maintain the right-of-way and it was noted that there is a house for sale on the property.

ACTION

Mr. McEachern moved to recommend the abandoning of the right-of-way which was seconded by Dennis Brennan and approved unanimously.

SITE PLAN, APPLICANT AND PROPERTY OWNER CHRISTINA SHURINA, BUTTERNUT PROPERTY MANAGEMENT, FOR BALD EAGLE MOVING, 813 MULBERRY STREET, TAX MAP 041H, GROUP F, PARCEL 033.00, C-2, HIGHWAY BUSINESS DISTRICT

Property owner, Christina Shurina was present and stated that she was trying to get things going in Loudon. Planner, Laura Smith summarized that the property was in the C-2, Highway Business District. There is an existing building on the property that was originally a dwelling. The building has not been used as a residence for several years, but has been used commercially. Ms. Smith read from the Zoning Ordinance regarding the continuance of non-conforming uses and structures. Ms. Shurina stated that she had requested rezoning the property commercially many years ago, and the property has been used commercially since then. Ms. Shurina has leased the property to the operators of Bald Eagle Moving to run their moving business, but also to live in the building. After some discussion it was confirmed that a moving business is a permitted use in the C-2 district and no action was required on the site plan for the existing structure. The request to permit the operators of the business to live in the building has been placed on the Board of Zoning Appeals agenda following the Planning Commission meeting.

DISCUSSION, SOLAR ENERGY SYSTEMS

This item was postponed until after the BZA meeting.

ADDITIONAL PUBLIC COMMENTS

None

ADJOURN

The meeting adjourned at 12:50 p.m. for the Board of Zoning Appeals meeting then reconvened following the BZA meeting to discuss solar energy systems.

DISCUSSION, SOLAR ENERGY SYSTEMS

Ms. Smith distributed copies of examples of solar energy systems ordinances from other Tennessee cities. There was a discussion regarding defining systems for residential, commercial or industrial use and the weight of structures on roofs. Ms. Smith will research whether McMinnville or Norris have solar energy systems regulations as requested and report back to the Planning Commission.

ADJOURN

The meeting adjourned at 2:05 p.m.

Chairman

Date