



Loudon County Planning Department

101 Mulberry Street, Suite 101
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 Office: 865-458-2055
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www.loudoncounty-tn.gov

PUBLIC HEARING
 AND MINUTES
 LOUDON REGIONAL PLANNING COMMISSION
 LOUDON CITY HALL
 WEDNESDAY, MAY 1, 2019
 12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Jim Greenway	Audience members
Carlie McEachern, Chairman	LeeAnn Chihasz	Grazyna Gammons
Ham Carey	Salvador Mejia	Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Gene Gammons		Ron Hutson, Planning
Dennis Brennan		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting (*held at the Loudon Theater*) to order at 12:30 p.m., attendees recited the Pledge of Allegiance and the roll was called. The minutes of the April 3, 2019 meeting were unanimously approved on a motion by Debbie Hines seconded by Gene Gammons.

PUBLIC HEARING

The public hearing was opened to receive comments on amending the Subdivision Regulations, Article III, C., Lots, subsection 2. Ham Carey discussed the road frontage requirements for cul-de-sacs noting that he thought 50' needed to be changed. The public hearing was closed at 12:32 p.m.

RESOLUTION AMENDING THE SUBDIVISION REGULATIONS, ARTICLE III, C., LOTS, SUBSECTION 2. ARRANGEMENT, BY ADDING THE FOLLOWING:

Ms. Smith summarized how the proposed amendment affected the City of Loudon only and noted that the amendment did not reflect the required lot width at the building setback line which would still be 75' with connection to public water and sewer. And, lot areas and setbacks for the zoning district would still apply.

ACTION

Debbie Hines moved to revise the resolution to amend the road frontage requirement and the lot width requirement, resubmit to the Planning Commission before approving. The motion was seconded by Tim Dixon and approved unanimously.

ADDITIONAL PUBLIC COMMENTS:

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION:
None

ADJOURNMENT:
The meeting adjourned at 12:40 p.m.

Chairman

Date



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MINUTES
 LOUDON BOARD OF ZONING APPEALS
 LOUDON CITY HALL
 WEDNESDAY, MAY 1, 2019
 Immediately following the Planning Commission meeting

Members Present	Members Absent	Others Present
Tim Dixon	Jim Greenway	Audience members
Carlie McEachern, Chairman	LeeAnn Chihasz	Grazyna Gammons
Ham Carey, Chairman	Salvador Mejia	Laura Smith, Planning
Debbie Hines		Travis Gray, Codes Enforcement
Gene Gammons		Ron Hutson, Planning
Dennis Brennan		

CALL TO ORDER:

Chairman, Carlie McEachern called the meeting to order at 12:40 p.m. and the roll was called. The minutes of the April 3, 2019 meeting were unanimously approved on a motion by Tim Dixon seconded by Gene Gammons.

VARIANCE REQUEST FOR 7' FRONT YARD SETBACK, APPLICANT AND OWNER, WILLIAM RISLEY, 340 LIGHTHOUSE BLVD., TAX MAP 032A, GROUP A, PARCEL 082.00, LIGHTHOUSE POINTE SUBDIVISION, R-2. HIGH DENSITY RESIDENTIAL, APPROXIMATELY .29 ACRES

Property owner, Mr. and Mrs. Risely were present to request a setback variance for the proposed house they want to build because it does not fit on the lot. They discussed the letter from the homeowners association which stated they supported the variance request. Audience member and potential neighbor, Mark Keeth stated that he had also received a setback variance for his house on a corner lot.

ACTION

Dennis Brennan made motion to approve the setback variance for the Cape Lookout street side which was seconded by Debbie Hines and unanimously approved.

VARIANCE REQUEST FROM FRONT, SIDE AND REAR YARD SETBACKS, APPLICANT AND OWNER, DAVID CAMPBELL, 681 CAPE HATTERAS LIGHT, TAX MAP 032A, GROUP A, PARCEL 009.00, LIGHTHOUSE POINTE SUBDIVISION, R-2.

HIGH DENSITY RESIDENTIAL, APPROXIMATELY .18 ACRES

This item was withdrawn per the applicant.

ADDITIONAL PUBLIC COMMENTS:

Mayor, Jeff Harris stated Marsha Blackburn would be in Loudon in front of Greer's at 9:30 AM on Friday, May 4, 2019. Tim Burchart would be in town on Monday, May 7, 2019 to attend lunch. Travis Gray stated the June meeting would be held at the "new" City Hall on Hwy 72. A podium is provided for the public, as well as three TV screens.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT:

The meeting adjourned at 1:00 p.m.