

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

January 15, 2013

The January meeting of the Loudon County Regional Planning Commission was called to order at 5:30 p.m. Present were Mr. Brown, Mr. Luttrell, Ms. McNew, Mr. Jim Brooks, Mr. McEachern, Ms. Terry, Ms. Ross, Mr. Napier, Ms. Cardwell, Mr. Hale, and Mr. Bright.

Motion to approve the minutes for the December 18, 2012 meeting was made by Mr. McEachern, seconded by Ms. Terry, and approved 11-0.

Agenda Item A: Request 24 month extension of preliminary plat approval for Blakely Park Subdivision, a 78 lot single family development located on Beals Chapel Rd. at Martel Rd., consisting of 44 acres. Referenced on Tax Map 16, Parcel 214. Zoned R-1. Owner / Applicant: Jerry Wheeler / The Trust Company.

Mr. Wheeler was late due to the traffic on the interstate. He arrived after the request had been approved.

Mr. Newman stated that in February, 2011, the Planning Commission had re-approved a preliminary plat for this subdivision when Mr. Wheeler had purchased the property that had been in foreclosure from the bank. He said the subdivision regulations require a final plat to be submitted within 12 months of the preliminary plat approval. He stated that due to the economic situation that the market has not improved substantially.

Mr. Brown asked Mr. Newman if any substantial work had been done in the subdivision.

Mr. Newman said that utilities were in. He stated that the roads had been rough graded in. He said that all they needed to do was the paving of the roads.

Mr. Newman recommended approval of the extension.

Mr. Luttrell made the motion to approve the extension, second was made by Mr. McEachern. Motion carried 11-0.

Agenda Item B: Election of Planning Commission Chairman, Vice Chairman, and Secretary for 2013.

Mr. Newman said that this is a provision in the by-laws that the Commission had adopted 2 years ago. He stated that at the beginning of each year the Commission would need to elect officers for the coming year.

Mr. McEachern made the motion to nominate the current officers for one more year and be elected by acclamation, second was made by Mr. Luttrell. (Chairman-Mr. Brown, Vice-Chairman-Mr. Luttrell, Secretary-Ms. McNew)

Planning and Codes Department Building Activity Report for the month of December, 2012:

Mr. Newman gave the building report for the month of December, 2012 and also a report for the year of 2012.

County Commission Action on Planning Commission recommendations:

Approved C-1 Re-Zoning for 10395 Hwy. 11 West

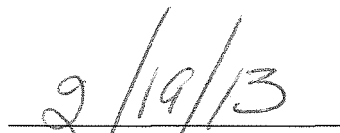
Additional Public Comment: There were none.

Comments from the Commission: There were none.

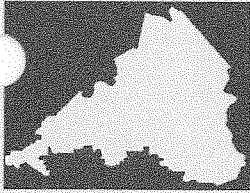
Mr. McEachern made the motion to adjourn the meeting. Meeting was adjourned approximately at 5:40 p.m.



Signed



Date



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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

January 15, 2013

The January meeting of the Loudon County Board of Zoning Appeals was called to order at 5:45 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, Mr. Bright, and Ms. Terry.

Mr. Brown, Chairman of the Board, swore in those who were to give testimony in the meeting.

Motion to approve the December 18, 2012 minutes was made by Mr. McEachern, second was made by Mr. Bright. Motion carried 5-0.

Agenda Item A: Request special exception approval for home occupation to operate a hair salon at 1353 Huntsville Hollow Rd., Zoned R-1. Referenced on Loudon County Tax Map 26G, Group A, Parcel 11.00. Owner / Applicant: Tammy Cowan

Ms. Cowan was present.

Ms. Cowan stated that she had this business at this location for approximately 2 years. She said she was not aware that she was in violation, until she had received her letter of violation from the Planning Office. She stated that she had everything approved through the State.

Mr. Newman asked Ms. Cowan if she lived at this location.

Ms. Cowan said that she did not live at this location, but her parents did.

Mr. Newman asked Ms. Cowan if her parents worked in the business.

Ms. Cowan said that she was the only one who worked at the business.

Mr. McEachern asked Ms. Cowan if there had been any complaints from the neighbors because of the business.

Ms. Cowan stated that the only neighbor who lived up the road was the only neighbor who had complained.

Mr. Newman asked Ms. Cowan if anyone else worked at the business.

Ms. Cowan said she was the only person who worked at the business.

Mr. McEachern explained to Ms. Cowan that she could not have any other employees to work at the business. He stated that she could not turn a home occupation into an occupation only. He said she could not make it into a full-blown business.

Mr. Newman explained to Ms. Cowan that the reason that it could not be strictly a business was because it was in a residential property. He said that the property was not zoned for commercial use.

Ms. Cowan asked the Board that if she expanded in the future, would she have to move from this location.

Mr. Newman stated that at this location, she would not be able to hire other employees to work in the business.

Ms. Cowan said that when the State came to inspect, they told her that she could hire another hairdresser.

Mr. Brown said that she could not hire another hairdresser for this location.

Mr. Newman stated that she could not hire any other person to work at this location unless she had the property rezoned for commercial use. He said that it was unlikely that it could be rezoned, because the property was in a residential neighborhood. He stated that if she did want to expand the business to have other employees, she would have to look for property that was already zoned for commercial.

Mr. Luttrell asked Ms. Cowan if parking was an issue.

Ms. Cowan said she did not have a parking problem. She stated that she had some parking behind the house. She said she had 2 cars at the most on the property at one time.

Mr. Newman recommended approval for the Special Exception request subject to conforming to the home occupation requirements.

Mr. McEachern made the motion to approve the Special Exception request, second was made by Mr. Bright. Motion carried 5-0.

Mr. Brown suggested to Ms. Cowan to get the restrictions for home occupations from the Planning Office. He stated that there were several restrictions such as she couldn't have a sign on the property.

Ms. Cowan said that the State required her to have a sign on the property visible from the road.

Mr. Newman stated that he would write her a letter explaining what action the Board had taken and what the provisions were for home occupations.

Agenda Item B: Election of Planning Commission Chairman and Vice Chairman for 2013.

Mr. McEachern made the motion to nominate the current chairman (Mr. Brown) and vice chairman (Mr. Luttrell) for re-election and be elected by acclamation, second was made by Ms. Terry.

Additional public comments: There were none.

Announcements and/or comments from Board/Commission:


- Review clean up of 1630 Waller Ferry Rd.

Mr. Boling, Zoning Inspector, showed slides of before cleanup and after cleanup.

Mr. McEachern made the motion to adjourn. The meeting was adjourned at approximately 5:55 p.m.



Signed



Date