

**LOUDON COUNTY
PLANNING
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ENFORCEMENT OFFICE**

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AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

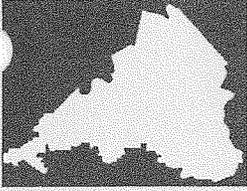
May 21, 2013

5:30 PM

No Meeting

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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

May 21, 2013

The May meeting of the Loudon County Board of Zoning Appeals was called to order at 5:30 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 April 16, 2013 minutes was made by Mr. McEachern, second was made by Mr. Luttrell. Motion carried 5-0.

Agenda Item A: Consideration of request for a front setback variance of 15' to locate a new monument sign at 1398 Gladstone Road, Lenoir City, TN, Tax Map 7A, Group A, Parcel 8.00, Zoned C-2. Owner / Applicant: Print One, Inc. (Postponed from April 16, 2013 meeting)

Mr. Pat McKay, President/Owner of Print One, was present.

Mr. Newman stated that this item was on the agenda last month. He said that Mr. McKay was not able to be at that meeting. He referred to the picture of the new building included in the agenda packet. He explained the location of the property. He stated that Mr. McKay wanted to put a ground-mounted monument sign on the property. He said that the location of the sign was the issue. He stated that the resolution requires signs to meet the front setback which is 30' in the C-2 zoning. He said that Mr. McKay requested the 15' variance due to the placement, the size, and visibility. He asked Mr. McKay to explain to the Board why he could not put the sign at the required setback.

Mr. McKay said that the sign was 96" tall X 94.5" wide. He stated that the way the property is setup, the sign would either be in the middle of the parking lot or in the middle of the dock ramp if the sign had to be 30' from the front property line. He said that there was a landscape area. He stated the sign was very professional. He passed out a drawing of the sign to the Board.

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Mr. McEachern stated that the actual sign was only 32" X 94".

Mr. McKay said that was correct.

Mr. Newman asked Mr. McKay which location the sign would be, since he had 2 locations on the site plan.

Mr. McKay stated that the sign would be on the left coming into the entrance. He said that the adjacent property owner was Tennessee Trash. He stated they have a chained-link fence and their trucks park next to the fence which would block the view of the sign if placed in the other location.

Mr. McEachern asked if the sign would be in the landscaped area with bushes and small trees.

Mr. McKay said that it would be in the landscaped area. He stated that the area had bushes and small trees.

Mr. Newman stated that the Board had issues about setbacks of signs in the past. He said that the way the site had been developed and they are in the back of the cul-de-sac, he recommended approval of the request.

Mr. McEachern asked Mr. Newman if this issue was something the Commission needed to talk about changing in the resolution.

Mr. Brown said that setting a sign back 30' from the front property line would be hard to see.

Mr. McEachern made a motion to approve the request, second was made by Mr. Luttrell. Motion carried 5-0.

Agenda Item B: Consideration of request for special exception for temporary permit to live in a camper at 2172 Hwy 70E., Lenoir City, TN while permanent dwelling is under construction, Tax Map 10, Parcel 194.00, Zoned R-1.

Owner/Applicant: Martin Wright

Mr. and Mrs. Wright were present.

Mr. Wright stated that he had bought the property and was living in the camper until they could build their home. He said that he did not know that he could not live in the camper. He stated that his original plan was to live in the camper for about 2 years while his son was in college and then start building the home. He said that they have

recently decided to move his parent's mobile home onto the property, so they can care for them. He asked the Board how long he could live in the camper until he can get the mobile moved and set up.

Mr. Brown asked Mr. Wright if he planned to move in the mobile home with his parents.

Mr. Wright said that they would move into the mobile home.

Mr. Newman asked Mr. Wright if he still planned on building the house in addition to moving the mobile home onto the property.

Mr. Wright said that he might in the future build the house.

Mr. Brown asked Mr. Wright how much time he thought it would take to move the mobile home and get it set up.

Mr. Wright stated that he thought it would take him 3-6 months. He said that once the mobile home gets moved and set up, they would no longer live in the camper. He stated that they will live in the mobile home until they got their son through college.

Mr. Newman recommended to approve the Wright's to live in the camper for a 6 month period. He said that the Board has allowed owners to live in campers for a year.

Mr. McEachern asked if they could approve the Wright's to live in the camper for 1 year for conformity purposes.

Mr. Newman stated that the Board could allow the approval for 1 year.

Mr. Luttrell made the motion to approve the request for 1 year, second was made by Mr. McEachern. Motion carried 5-0.

Agenda Item C: Consideration of request for a 20' height and 24' size variance for a freestanding sign at 14506 EL Camino Lane, Tax Map 4, Parcel 6.00, Zoned C-2. Owner: Phillip Leach. Applicant: Franchise Signs International

Mr. Dan Toohey with Franchise Signs International and Mr. Bob Nance, an employee of Goodyear, were present.

Mr. Toohey passed out colored pictures of the proposed sign. He stated that the existing sign could not be seen from the interstate compared to the other 2 business signs in the area. He said that the property sets down from the other properties.

Mr. Nance said that he had truckers who came in everyday saying that they did not know that Goodyear was there. He stated that they suggest to him to contact the company to put up a sign. He said when he tells them that he has a sign; they say they did not see it.

Mr. Newman asked what they did at the business.

Mr. Nance stated that they were the commercial tire division of the Goodyear Tire Company. He said they sell commercial tires, mount, and balance them. He stated that their business was with the commercial fleets in the area.

Mr. Newman asked the size of the existing sign.

Mr. Toohey said that the existing sign was 5' X 20'. He stated that it currently meets the sign requirements in the height and the size.

Mr. Newman stated that the other businesses' signs were on-premise signs and were non-conforming, grandfathered signs.

Mr. Brown suggested that the sign could be 120 sq. ft., and they would not need a variance on the size.

Mr. Toohey stated that they needed the sign to be 144 sq. ft. in order to be seen from the interstate.

Mr. Brown said that he thought they had a hardship.

Mr. McEachern agreed with Mr. Brown's statement.

Mr. McEachern made the motion to approve the height and size variance request for the Goodyear dealership on El Camino Lane, second was made by Ms. Terry. Motion carried 5-0.

Agenda Item D: Request determination of applicability of School Facilities Tax to a structure permitted for tenant farming housing. Staff

Mr. Newman explained the background for the School Facilities Tax to the Board. He stated that the tax went into effect in January, 2007. He said that this issue had never been brought to the Planning Office before. He stated that the office did not apply the School Facilities Tax to a medical hardship temporary housing. He said there is a property owner who will be putting a mobile home on his farm for a tenant worker with an existing dwelling on the property. He stated that since this was a similar situation, the planning office did not know whether to apply the School Facilities Tax to the

mobile home. He explained that the zoning resolution did allow farms to have tenant housing on a farm that already has a primary dwelling without subdividing the property. He said that in his opinion it is considered temporary housing.

Ms. Terry asked if the home stayed on the property even if the tenant moved away.

Mr. Newman said that he thought the home would stay but could be removed at one point.

Mr. McEachern stated that he thought it would be like rental property. He said he thought the School Facilities Tax would apply.

Ms. Terry said she agreed with Mr. McEachern.

Mr. Brown asked Mr. Newman if this issue was something the Board could decide or did County Court decides.

Mr. Newman stated that the Board of Zoning Appeals was established as the appeals body that had the same kind of authority as it did with the zoning resolution to interpret or make a decision.

Mr. Brown said he agreed with Mr. McEachern, because it would be set up as permanent housing. He stated that it would be considered permanent if it had electricity hookup and a septic system.

Mr. Newman said that they would have to have them.

The Board agreed that the School Facilities Tax would apply if it was a permanent facility.

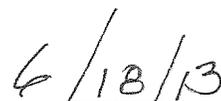
Additional public comments: There were none.

Announcements and/or comments from Board/Commission: There were none.

Mr. McEachern made the motion to adjourn. The meeting was adjourned at approximately 6:05 p.m.



Signed



Date