

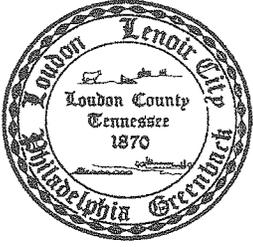


# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
LOUDON COUNTY REGIONAL PLANNING COMMISSION  
DECEMBER 15, 2015

The December 15, 2015 meeting of the Loudon County Regional Planning Commission was cancelled due to a lack of agenda items.



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## MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS DECEMBER 15, 2015

Members Present	Members Absent	Others Present
Martin Brown, Chairman		Parker Bartholomew
Jim Brooks		Jim Jenkins, Codes Enforcement Director
Ryan Bright		Laura Smith
Janis Terry		
Carlie McEachern		

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Martin Brown called the meeting to order at 5:30 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the November 17, 2015 meeting were unanimously approved on a motion by Jim Brooks seconded by Janis Terry.

### SPECIAL EXCEPTION REQUEST TO ADD STORAGE AND DISTRIBUTION OF SMOKELESS GUN POWDER AND PRIMERS IN EXTERIOR MAGAZINES ON FOWLER'S FURNITURE RETAIL AND WAREHOUSING DISTRIBUTION PROPERTY, 14542 EL CAMINO, TAX MAP 004, PARCEL 004.00

Parker Bartholomew with Hatcher-Hill Properties, LLC representing property owner, Don Fowler who he said wanted to be at the meeting but had a family emergency, and GPPD, Wholesale Distribution Center on Homberg Drive in Knoxville. GPPD proposes distributing smokeless gunpowder and primers. Mr. Bartholomew brought examples of the items packages which arrive on pallets. The proposed distribution site on the Fowler property would be where the pallets would be delivered and broken down to re-distribute to stores such as Gander Mountain. Mr. Bartholomew stated that retail stores can only hold a certain amount of the stock so they need storage off-site. Mr. Bartholomew is requesting a special exception to be able to put up the six (6) 8' x 40' storage containers (magazines) for the items. Security was discussed and Mr. Bartholomew stated that there would be a fence only and no armed guards. There was also a discussion regarding the allowed uses in the C-2 District and what is already on the site which includes a furniture warehouse, a radio station, and a medical supply center. Mr. Bartholomew stated that there are federal guidelines they would have to follow as well. He stated that that they have a lease agreement with Mr. Fowler subject to obtaining the special exception. There was also a discussion regarding the proximity to the interstate and security questions. Mr. Brooks stated that there was a lack of information regarding the materials proposed for storage and concerns for safety, fire hazards, and lack of security.

### ACTION

Carlie McEachern moved to deny the special exception because there was lack of information regarding the materials to be stored, concerns for safety, security and fire hazards. The motion was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

N/A

ANNOUNCEMENTS/COMMENTS

Chairman Brown discussed the need to elect officers at the next meeting and that the BZA had a chairman and secretary but they should also have a vice chairman and asked that it be placed on the January 2016 agenda.

ADJOURN

The meeting adjourned at 6:00 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date