

Loudon County Planning Department

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MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION JANUARY 19, 2016

Members Present	Members Absent	Others Present
Janis Terry	Ed Lee	Melissa Waters
Carlie McEachern		Michael Shubert
Jim Brooks		Mark Shubert
Monty Ross		Bob Honea
Barbara Cardwell		Wade Townsend
Martin Brown, Chairman		Marie Waters
John Napier		Jeff Moffett
Pam McNew, Secretary		Tommy Osborne
Ryan Bright		Jill Downer
Adam Waller		Jeff May
		Retha Stapp
		Pete Stapp
		Roy Coffman
		Dale Costner
		Betty Brown
		others
		Jim Jenkins, Director, Codes Enforce.
		Laura Smith, Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Martin Brown called the meeting to order at 5:30 p.m. and roll was called. The minutes of the October 20, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Barbara Cardwell.

REQUEST REZONING FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT, SHIRLEY BENJAMIN, 255 HWY. 70 W. TAX MAP 010I, GROUP A, PARCEL 10.00

Ms. Benjamin was present to request rezoning of property with an existing dwelling from C-2 to R-1 because if it were damaged by fire by more than 50% of the value of the home, she could not rebuild a dwelling. The house, built in 1935 belonged to Ms. Benjamin's mother. The property is approximately 100' x 100' and there is property zoned R-1 on one side of this property.

ACTION

Mr. McEachern moved to recommend the rezoning of the property from C-2 to R-1 because it has always been used as a residence and Ms. Benjamin wants to continue to use it as a residence. The motion was seconded by John Napier and approved unanimously.

REZONING REQUEST FROM A-1 AGRICULTURE-FORESTRY DISTRICT TO C-2 HIGHWAY COMMERCIAL DISTRICT, JOS HOLDINGS LLC, JUDY STOOKSBURY, HWY. 411, TAX MAP 084, PARCEL 007.00, GREENBACK

Surveyor, Brent Cofer was present to request rezoning for Ms. Stooksbury. Approximately 2.35 acres is in Loudon County with the remaining property in Monroe County. The part of the parcel in Loudon County fronts on Hwy. 411.

ACTION

Mr. McEachern moved to recommend approval of the rezoning request. The motion was seconded by Jim Brooks and approved unanimously.

DISCUSSION, ARTICLE 2, DEFINITIONS OF THE LOUDON COUNTY ZONING RESOLUTION

There was a discussion regarding Article 2, Definitions of the Loudon County Zoning Resolution. As the Planning Commission reviews the Zoning Resolution, they may recommend proposed amendments.

ELECTION OF OFFICERS, CHAIRMAN, VICE CHAIRMAN, AND SECRETARY

Chairman Brown announced that he was resigning at the end of the month.

ACTION

Barbara Cardwell nominated John Napier as Chairman which was seconded by Monty Ross and approved unanimously. Pam McNew nominated Ryan Bright as Vice Chairman which was seconded by Carlie McEachern and approved unanimously. Mr. McEachern nominated Pam McNew as Secretary which was seconded by Jim Brooks and approved unanimously.

CERTIFICATION OF PLANNING COMMISSION CONTINUING EDUCATION AND TRAINING HOURS FOR 2015

A total of continuing education and training hours for 2015 was presented to the Planning Commission by Planner, Laura Smith.

ACTION

Mr. McEachern moved to approve the total hours completed for 2015. Ms. Ross seconded the motion and it was approved unanimously.

COUNTY COMMISSION ACTION OF PLANNING COMMISSION RECOMMENATIONS

County Commission approved acceptance of the roads in Warrior's Trace Subdivision.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR NOVEMBER AND DECEMBER 2015

Summary was attached.

PUBLIC COMMENTS

none

OTHER

Chairman Brown stated that a subdivision plat approved in 2015 had been a mistake. To add the item to the agenda, Mr. McEachern moved to suspend the rules of order which was seconded by Janis Terry and approved unanimously. Mr. McEachern then moved to add the plat on Paul Acuff Lane to the agenda which was seconded by Mr. Brooks and approved unanimously. A plat showing a lot line adjustment of two parcels on Paul Acuff Lane which is private and not a county public road was presented to the Planning Commission in July 2015 and approved. Chairman Brown stated that the approval was a mistake and that there had been a lack of information when it was approved and the Planning Commission must correct it.

ACTION

Ms. Ross moved to rescind the approval of the plat that had been presented in July 2015 because of lack of information that had been presented. The motion was seconded by Mr. Brooks and approved unanimously.

ADJOURN

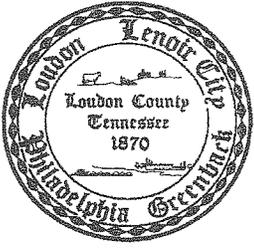
The meeting adjourned at 6:15 p.m.



Chairman

2/16/16

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS JANUARY 19, 2016

Members Present	Members Absent	Others Present
Martin Brown, Chairman		Melissa Waters
Jim Brooks		Michael Shubert
Ryan Bright		Mark Shubert
Janis Terry		Bob Honea
Carlie McEachern		Jill Downer
		Jeff May
		Roy Coffman
		Dale Costner
		Laura Smith, Planner
		Jim Jenkins, Codes Enforcement Director

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Martin Brown called the meeting to order at 6:15 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the December 15, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Janis Terry.

SPECIAL EXCEPTION-ANNUAL REVIEW OF THE QUARRY OPERATION AND ADJUSTMENTS OF PERFORMANCE BOND AMOUNT, VULCAN CONSTRUCTION MATERIALS, LLC, 6224 HWY. 411 S. GREENBACK, TAX MAP 080, PARCEL 020.00, JEFF MAY, VICE PRESIDENT AND GM, AND JILL DOWNER, MGR. GEOLOGIC SERVICES

Jeff May with Vulcan Construction Materials presented an annual update of the quarry operation. On October 31, 2015 Vulcan completed a transaction with 411 Crushed Stone to acquire the operation. They are leasing the property and will continue to operate the quarry. Mr. May introduced Jill Downer, Tommy Osborne, Operations Manager, Jeff Moffett, Plant Manager at Dixie Lee as people who work for Vulcan and part of the new operation. Mr. May discussed a few changes to the pit, but no changes to the boundary lines of the operation. He stated that they request an adjustment to the bond currently held by the County by the former operator. The bond requirements are for \$10,000 per square acre of affected area which would total \$405,000 which they request approval for.

ACTION

Jim Brooks moved to approve the proposed new bond to be submitted by Vulcan with an adjusted total of \$405,000. The motion was seconded by Mr. McEachern and approved unanimously.

SPECIAL EXCEPTION TO LIVE IN EXISTING MOBILE HOME WHILE MOVING A HOME TO THE PROPERTY AND DOING REPAIRS. APPLICANT, MELISSA WATERS, 2000 BILL SMITH ROAD, TAX MAP 010, PARCEL 237.01, R-1 SUBURBAN RESIDENTIAL DISTRICT

Melissa Waters was present to request a special exception to live in an existing mobile home while another home is moved onto the property, and repairs are made before she moves into it. Ms. Waters is unsure how long it will take to complete the move and repairs.

ACTION

Mr. Brooks moved to grant the special exception for Ms. Waters to live in the existing mobile home for 12 months from the date the permit is issued for the other home. Mr. McEachern seconded the motion which was approved unanimously on a roll call vote.

SPECIAL EXCEPTION TO BUILD A GARAGE ACCESSORY TO A RESIDENTIAL DWELLING ON PROPERTY ZONED C-2, GENERAL COMMERCIAL DISTRICT, 12600 EAST LEE HWY. TAX MAP 025, PARCEL 221.00 MICHAEL SHUBERT, PROPERTY OWNER

Michael Shubert's property had been rezoned approximately 10 years ago to C-2, General Commercial District because he had a potential buyer for the property who proposed developing a convenience store. However, that did not occur and Mr. Shubert who lives on the property now wants to build a garage. After a discussion, Mr. Shubert requested that his application be withdrawn.

ACTION

Mr. McEachern moved to withdraw the special exception per Mr. Shubert's request. The motion was seconded by Ms. Terry and approved unanimously on a roll call vote.

SPECIAL EXCEPTION TO LEASE PROPERTY FOR USE AS A WRECKER/AUTO STORAGE BUSINESS, ROY LEE COFFMAN, PROPERTY OWNER, 3692 HWY. 11E. TAX MAP 015M, GROUP C, PARCEL 002.00, C-2, GENERAL COMMERCIAL DISTRICT

Mr. Coffman requests a special exception to lease property to someone else so that he can run a wrecker/auto storage business on the property. Mr. Coffman will remain the property owner but will not operate the business. The proposed use of the property will be for parking of reprocessed cars.

ACTION

Mr. McEachern moved to grant the special exception for Mr. Coffman to lease the property to another individual to run a wrecker/auto storage business. The motion was seconded by Ryan Bright and approved unanimously on a roll call vote.

VARIANCE REQUEST OF 10 FEET FROM FRONT YARD SETBACK TO REPLACE A MOBILE HOME WITH A DOUBLEWIDE, NATHANIEL COSTNER, PROPERTY OWNER, 4790 STEEKEE CREEK ROAD, TAX MAP 056, PARCEL 052.00, A-2 RURAL RESIDENTIAL DISTRICT WITH R-E OVERLAY

Mr. Costner requests a variance to replace a mobile home with a double wide home which would be approximately 33' from the front property line instead of the required 40' front yard setback. There is a steep bank to the rear of Mr. Costner's property and the location of the existing septic system are reasons why Mr. Costner requests the variance.

ACTION

Mr. McEachern moved to approve a 10' front yard setback variance which was seconded by Ms. Terry and approved unanimously on a roll call vote.

VARIANCE REQUEST TO PLACE 3-CAR GARAGE IN FRONT YARD 20' FROM PROPERTY LINE WITH EXISTING DWELLING ON OPPOSITE SIDE OF LAKESIDE DRIVE, ROBERT HONEA, PROPERTY OWNER, 3534 LAKESIDE DRIVE, TAX MAP 021, PARCEL 150.00, A-2, RURAL RESIDENTIAL DISTRICT AND F-1 FLOODDAY DISTRICT

Mr. Honea requests a variance in order to place a 3-car garage across the street from his house. Mr. Honea owns approximately 5 acres which is split by Lakeside Drive. His dwelling is on the lake side where there is not enough buildable space for his garage so requests building it on the other side of Lakeside Drive. Mr. Honea stated that the existing structure on the property was used by his wife as a personal art studio. He also stated that the proposed garage would be for his personal cars and private use only.

ACTION

Mr. McEachern moved to approve the variance request for the 3-car garage which was seconded by Mr. Brooks and approved unanimously on a roll call vote.

VARIANCE REQUEST FOR HEIGHT OF PROPOSED GRAIN ELEVATOR, AGCENTRAL CO-OP, JOHN WALKER, HWY. 95 S. GREENBACK, TAX MAP 071, PARCEL 045.00

John Walker with AgCentral Co-op was present to request a variance for the height of the new grain elevator which they propose building. The elevator they are replacing was 120' in height and the proposed elevator would be 160'. Mr. Walker stated that the existing grain elevators were demolished and they currently have unloading for fertilizer.

ACTION

Mr. McEachern moved to grant the variance request for the 160' grain elevator. The motion was seconded by Mr. Bright and approved unanimously on a roll call vote.

ELECTION OF OFFICERS: CHAIRMAN, VICE CHAIRMAN, AND SECRETARY

Mr. Brooks nominated Carlie McEachern for chairman which was seconded by Ms. Terry and approved unanimously on a roll call vote.

Mr. McEachern nominated Jim Brooks as vice chairman which was seconded by Ms. Terry and approved unanimously on a roll call vote.

Mr. McEachern nominated Janis Terry as secretary which was seconded by Mr. Brooks and approved unanimously on a roll call vote.

APPROVAL OF MEETING CALENDAR FOR 2016

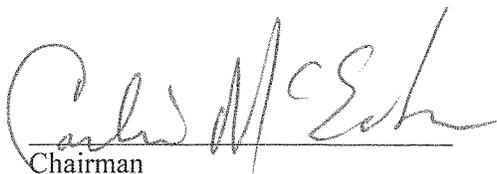
Mr. McEachern moved to approve the 2016 meeting dates of the BZA on the 3rd Tuesday of each month following the Planning Commission meeting. The motion was seconded by Ms. Terry and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

N/A

ADJOURN

The meeting adjourned at 7:00 p.m.


Chairman

3-15-2016
Date