

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION April 19, 2016

Members Present	Members Absent	Others Present
Jon Napier, Chairman	Janis Terry	Brian Dalton
Carlie McEachern	Jimmy Williams	Keisha Dalton
Jim Brooks		Will Robinson
Monty Ross		James A. Hair
Barbara Cardwell		Others
Ryan Bright		Allie Carico, Intern
Ed Lee		Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Laura Smith, Planner
Adam Waller		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, John Napier called the meeting to order at 5:30 p.m. and roll was called. The minutes of the March 15, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

SUBDIVISION PLAT AND RIGHT-OF-WAY VARIANCE REQUEST FROM 50' TO 40', RE-SUBDIVISION OF THREE LOTS, APPLICANT, JAMES ALLEN, PROPERTY OWNER, ANNA ALLEN ALLISON, 532 ALLEN ROAD, TAX MAP 16-A, GROUP A, PARCELS 006.00, 007.00, AND 008.00, R-1 SUBURBAN RESIDENTIAL DISTRICT

Planner, Laura Smith stated that the property owner was combining three existing lots into one with an existing dwelling and the plat met the subdivision regulation requirements and the right-of-way had been platted with the fifty foot distance, so a variance was not being requested.

ACTION

Jim Brooks motioned to approve the subdivision plat which was seconded by Mr. McEachern and approved.

SUBDIVISION PLAT AND REQUEST FOR A VARIANCE FROM MINIMUM LOT SIZE FROM 2 ACRES TO 1.049 ACRES AND VARIANCE FOR ROAD FRONTAGE FOR A JOINT PERMANENT EASEMENT, PROPERTY OWNERS, BRIAN AND KEISHA DALTON, 475 THOMPSON ROAD, TAX MAP 035, PARCELS 013.00 AND 015.00, A-1 AGRICULTURE-FORESTRY DISTRICT

Mr. Dalton presented his request and a discussion of joint permanent easements followed. The Dalton's had received plat approval for a one acre lot with 50' wide extension of Thompson Road in 2008. The Dalton's were in the process of purchasing the property which had road

frontage on Thompson Road. There were existing structures on the property that they were removing at the time as well. The Dalton's now request re-subdividing the one acre lot and creating another lot which would be 2 acres in size. Several of the existing structures have been removed from the property, but Thompson Road has not been extended.

ACTION

Jim Brooks motioned to table the item until after Mr. Dalton has had an opportunity to speak with Road Superintendent, Eddie Simpson regarding road standards. The motion was seconded by Ed Lee and approved unanimously.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The March 2016 monthly report was attached.

ADDITIONAL PUBLIC COMMENT

N/A

UPDATE FROM THE PLANNING DEPARTMENT

The County Commission heard the rezoning request at the workshop and it will be on their next meeting agenda in May.

There was a reminder of the Plain Talk Conference that will be the 28th at the Airport Hilton in Alcoa.

ADJOURN

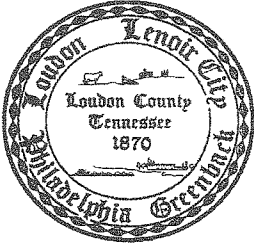
The meeting adjourned at 6:03 p.m.



Chairman

5-17-2016

Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
APRIL 19, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman	Janis Terry	John Walker
Jim Brooks		Leon Shields
Ryan Bright		Will Robinson
John Napier		James A. Hair
		Laura Smith, Planner
		Jim Jenkins, Codes Enforcement
		Allie Carico, Intern

CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 6:10 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the March 15, 2016 meeting were unanimously approved on a motion by John Napier seconded by .

SPECIAL EXCEPTION, APPLICANT, JOHN BRIAN DALTON, REQUEST TO ALLOW EXISTING STORAGE BUILDING TO BE IN FRONT YARD, 475 THOMPSON ROAD, TAX MAP 035, PARCELS 013.00 AND 015.00, A-1, AGRICULTURAL-FORESTRY DISTRICT;

Withdrawn

VARIANCE REQUEST FRONT YARD SETBACK FOR SIGN, STRIPER SOUP OUTFITTERS, 12329 HWY. 321 N., LENOIR CITY, TAX MAP 002, PARCEL 081, A-1, AGRICULTURE-FORESTRY DISTRICT

Mr. Powell wants to put up a new sign where the current one is but it's in State right-of-way. Mr. Powell will work on a proposed site plan.

ACTION

No action taken.

VARIANCE REQUEST, SIDE YARD SETBACKS, PLACEMENT OF LOADOUT BUILDING ADJACENT TO CSX RIGHT-OF-WAY FOR RAILCAR OPERATIONS, APPLICANT, JOHN WALKER, CEO, AG-CENTRAL FARMERS CO-OP, 4065 HWY. 95S, GREENBACK, TAX MAP 071, PARCEL 046.00, GENERAL COMMERCIAL DISTRICT

John Walker, CEO, was present to request a sideyard setback variance to build the new loadout building at the co-op. The proposed building would be built on the property line adjacent to the

railroad right-of-way, which would be necessary for railroad access. Mr. Walker has obtained documentation that CSX has reviewed and approved the building location.

ACTION

Mr. Napier moved to grant the variance which was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION, APPLICANT, LEON SHIELDS, REQUEST CONTINUING USE OF GUN RANGE, INTERSTATE LANE, TAX MAP 025, PARCEL 012, C-2, GENERAL COMMERCIAL DISTRICT

Mr. Shields worked with Codes Enforcement, TDEC and the Corp. of Engineers upon building the range several years ago. The FOP operates with him, and he is requesting a special exception for the continuing use of the gun range which is used by the Sheriff's Department and by Mr. Shields for gun carrying permits. He stated that the State needs documentation that the use is permitted.

ACTION

Mr. Napier motioned to grant the special exception which was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

N/A

ANNOUNCEMENTS/COMMENTS

N/A

ADJOURN

The meeting adjourned at 6:47 p.m.


Chairman

5-17-2016
Date