

# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
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www.loudoncounty-tn.gov

MINUTES  
LOUDON COUNTY REGIONAL PLANNING COMMISSION  
May 17, 2016

Members Present	Members Absent	Others Present
John Napier, Chairman	Ed Lee	Jim Jenkins, Codes Enforcement
Carlie McEachern		Laura Smith, Planner
Jim Brooks		Dewain Bentley
Monty Ross		Joan Wester
Barbara Cardwell		Jerry Wheeler
Ryan Bright		Tom Heilig
Janis Terry		L. Crystal
Pam McNew, Secretary		Others
Adam Waller		
Jimmy Williams		

### 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 April 19, 2016 meeting were unanimously approved on a motion by Ryan Bright seconded by Pam McNew.

### PRELIMINARY SUBDIVISION PLAT EXTENSION REQUEST FOR 24 MONTHS, D. JERRY WHEELER, PROPERTY OWNER, BLAKELY PARK SUBDIVISION, 1025 BEALS CHAPEL ROAD, TAX MAP 016, PARCEL 214.04, R-1, SUBURBAN RESIDENTIAL DISTRICT

Jerry Wheeler was present and requested a preliminary plat approval extension and he stated that he was trying to market the property and he had a potential builder for 20 of the 78 proposed lots. Mr. Wheeler presented a letter stating that the builder may buy the lots and the expected buildout would be about 4 years. Carlie McEachern noted that preliminary approvals are usually for 12 months, and the plat is much older. Mr. Wheeler noted that service lines were installed. Adam Waller asked about potential setbacks with property at the road. The plat approval has been extended for over 10 years. Mr. Wheeler stated banks are hesitant about lending money.

### ACTION

Monty Ross motioned to approve the plat extension which was seconded by Chairman Napier and defeated by majority vote. Ms. Ross and Mr. Napier voted to approve. Ms. McNew, Mr. Brooks, Mr. McEachern, Ms. Terry, and Mr. Bright voted not to approve, with Mr. Waller and Ms. Cardwell abstaining.

### CODES DEPARTMENT BUILDING ACTIVITY REPORT

The April 2016 monthly Codes Department Building Activity Summary was included.

ADDITIONAL PUBLIC COMMENT

N/A

UPDATE FROM THE PLANNING DEPARTMENT

N/A

ADJOURN

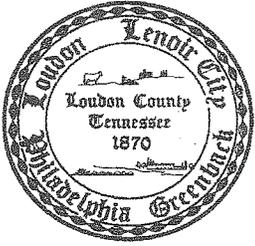
The meeting adjourned at 5:45 p.m.



Chairman

6.21.2016

Date



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## MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS MAY 17, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Jim Jenkins, Codes Enforcement
Jim Brooks		Laura Smith, Planner
Ryan Bright		Tom Heilig
John Napier		Dewain Bentley
Janis Terry		Others

### CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 5:45 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the April 19, 2016 meeting were unanimously approved on a motion by Jim Brooks seconded by John Napier.

### SPECIAL EXCEPTION, APPLICANT, THOMAS HEILIG, REQUEST TO ALLOW ACCESSORY STRUCTURE (30'X 50' POLE BARN FOR PERSONAL STORAGE) WITH NO EXISTING PRINCIPLE STRUCTURE, 11490 WATT CEMETERY ROAD, TAX MAP 058, PARCEL 71.07, A-2, RURAL RESIDENTIAL DISTRICT

Thomas Heilig requests putting up a barn to store his camper. Mr. Heilig presented a drawing showing the location of the proposed barn including building setbacks indicating that a proposed future house would meet the setback requirements. Mr. Heilig would only clear the land area where the barn will be located.

### ACTION

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

### VARIANCE REQUEST, AARON BENTLEY, REQUEST FOR SIDEYARD SETBACK FOR ADDITION TO HOME, 209 WEBB DRIVE, TAX MAP 033N, PARCEL 028.00, R-1, RURAL SUBURBAN DISTRICT

Aaron Bentley proposes adding onto his house, which would bring it approximately 11.6' from the side property line and the side setbacks are 15'.

### ACTION

Mr. Napier motioned to grant a 5' side yard setback variance which was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

N/A

ANNOUNCEMENTS/COMMENTS

N/A

ADJOURN

The meeting adjourned at 6:00 p.m.

  
Chairman

6-21-16  
Date