



Loudon County Planning Department

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LOUDON COUNTY
 REGIONAL PLANNING COMMISSION WORKSHOP
 SEPTEMBER 19, 2017
 4:30 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to continue reviewing and discussing tiny homes and the Loudon County Zoning Resolution.

MINUTES
 LOUDON COUNTY REGIONAL PLANNING COMMISSION
 SEPTEMBER 19, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman	Jim Brooks	Dale Costner
Carlie McEachern	Jimmy Williams	Christian Medders, Surveyor
Leon Shields		Scott Pejsa
Pat Couk		Mike Sims
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		Richard Weser
Ed Lee		Joan Weser
Andy Hamilton (<i>appointed 9/17</i>)		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, John Napier called the meeting to order at 5:30 p.m., the pledge of allegiance was given and roll was called. The minutes of the August 15, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright. Chairman Napier welcomed new member, Andy Hamilton to the Planning Commission. Adam Waller arrived at this time.

SUBDIVISION PLAT, PROPERTY OWNER, DALE COSTNER, YATES LANE, TAX MAP 057, PARCELS 198.00, 198.01, AND 199.00, APPROXIMATELY 12.4 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Surveyor, Christian Medders was present with property owner, Dale Costner, to discuss the plat. Dale Costner proposes 3-lots on Yates Lane. Lot 1 would be approximately 1.8 acres, Lot 2 approximately 1.9 acres, Lot 3 approximately 3.7 acres and remaining land more than 5 acres. Planner, Laura Smith stated that there are actually 2 sections of Yates Lane and the section listed on the County Road List is to the north of this property. The County Road Superintendent has confirmed that each section is one tenth (.10) of a mile and both are maintained by the County and a confirmation letter would be sent. This section of would need to be renamed however, to

something such as Yates Lane “South” to avoid confusion and has been discussed with the Road Superintendent and E911 Representative. Mr. Medders stated he would include the road name change on the plat when a name had been confirmed.

ACTION

Mr. McEachern moved to approve the plat subject to obtaining a confirmation letter from the County Road Superintendent that this section of Yates Lane was also maintained by the County. The motion was seconded by Adam Waller and approved unanimously.

DISCUSSION OF SHARED DRIVEWAY, PROPERTY OWNER, JOHN GALYON, OLD SINKING CREEK ROAD, TAX MAP 070, PARCEL 042.00, A-2, RURAL RESIDENTIAL DISTRICT

No one was present. This item had been tabled at the last meeting for one month.

ACTION

Mr. McEachern moved to put this item at the end of the agenda to give applicant more time, in case they were just running late. The motion was seconded by Pam McNew and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith reported that the County Commission approved the rezoning of Parcel 094.00, on Tax Map 058, 15140 Watt Cemetery Rd. from O-1, Office Professional District to A-2, Rural Residential District at the September 5, 2017 meeting.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST 2017 (SEE ATTACHED)

Codes Enforcement Director, Jim Jenkins reported on building activity that occurred in August.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

The commissioners discussed the workshops and agreed to keep going with having them prior to the planning commission meetings. Topics include; more on tiny homes, shipping containers used as buildings, distilleries and solar energy systems. Ms. Smith handed out flyers for the MS4 Stormwater Program workshop on December 19th.

ADJOURN

The meeting adjourned at 5:45 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS SEPTEMBER 19, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman	Jim Brooks	Richard Weser
Ryan Bright		Joan Weser
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
		Scott Pejsa
		Mike Sims

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:45 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the August 15, 2017 meeting were unanimously approved on a motion by Ryan Bright seconded by John Napier

VARIANCE REQUEST FOR 2.5 FEET FROM REAR YARD SETBACK FOR DECK AND STEPS, PROPERTY OWNER, SCOTT PEJSA, 320 AUGUSTA LANE, TAX MAP 006E, GROUP C, PARCEL 007.00, R-1, SUBURBAN RESIDENTIAL DISTRICT W/PUD OVERLAY

Property owner, Scott Pejsa, was present to request a variance from the rear yard setbacks. Mr. Pejsa stated that the Avalon golf course and a pond are adjacent to the rear property line. He proposes building an uncovered grilling deck and stairs which would extend approximately 1 ½' to 2' into the rear yard setback. A corner portion of the proposed deck and stairs would be approximately 23' from the property line instead of 25'. Mr. Pejsa has a letter from the HOA stating they had no objections to the granting of the variance.

ACTION

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

ADMINISTRATIVE REVIEW, PROPERTY OWNER, JOAN WESER, 4511 WATKINS ROAD, TAX MAP 057, PARCEL 332.00, A-2, RURAL RESIDENTIAL DISTRICT

Codes Enforcement Director, Jim Jenkins stated that he had received complaints from individuals and the Sheriff's Office regarding activity on the property on Watkins Road. Mr. Jenkins went to the property and observed cats inside the house. He also saw 4 dogs in the backyard. Mr. Jenkins had been sent information from individuals regarding a website and Facebook page for "Rockin Cat Rescue" with Ms. Weser's, Watkins Road address. Mr. Jenkins

stated there was no definition in the Zoning Resolution for animal rescue and determined it was not a permitted use. Mr. Jenkins sent Ms. Weser a letter stating that the use was a zoning violation. Ms. Weser stated that she was not operating a rescue and the house was a second dwelling. She stated that she does “tnr” (trap, neuter, release). She stated that the cats were there waiting to be neutered and the dogs are there for her protection and are fosters. She said she had been on the Randolph Farm, trapping cats, neutering them, and then taking them back to the farm. Mr. McEachern asked if Ms. Weser lived on the property and she said she did, but not full time. There was disagreement and argument regarding operating a non-profit and definition on animal husbandry with Mr. McEachern telling Ms. Weser that she was purposefully confusing the situation. Mr. Napier asked how long the cats stayed and Ms. Weser stated it was until they were spayed or neutered. Members of the BZA argued that animals could be taken to PPAWS for spay and neutering services. A representative of PPAWS stated that about 20-30 families in the County foster animals. Mr. Jenkins requests confirmation of his interpretation of that animal shelters are a violation of the zoning which the BZA agreed with.

ADJOURN

The meeting adjourned at 6:30 p.m.

Chairman

Date