



Loudon County Planning Department

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MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION MEETING JUNE 19, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Andy Hamilton	John Wiegand, TLD Logistics
Carlie McEachern		Earl Arwood, TLD Logistics
Jimmy Williams		Callie Davis
Pat Couk		Ava Rogers
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Leon Shields		Laura Smith, Planner
Jim Brooks		Jimmy Davis
Adam Waller		Charlie Rogers
Ryan Bright		Cynthia Rogers
Ed Lee		Ben Rogers
		Richard Burlingame
		Others

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 May 15, 2018 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

SUBDIVISION PLAT, 5-LOTS COMBINED INTO 1-LOT, PROPERTY OWNER, RICHARD BURLINGAME, JIM CONNER ROAD AND MARTEL ROAD, TAX MAP 021A, GROUP B, PARCELS 25-29, APPROXIMATELY 1.34 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Burlingame requests combining the 5-lots he owns on Jim Conner Road, Martel Road, and Buster Blvd. into 1-lot. There is an existing house on the property. Laura Smith stated that the surveyor was to make a correction on the plat then all required certificate signatures were to be obtained and it would meet all requirements and recommended approval.

ACTION

Mr. McEachern moved to approve the plat which was seconded by Adam Waller and approved unanimously.

REZONING REQUEST FROM A-1, AGRICULTURE FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, BILL HART, LOUDON COUNTY FIRE RESCUE, HOTCHKISS VALLEY ROAD, TAX MAP 019, PARCEL 118.00;

Bill Hart with Loudon County Fire Rescue was present to request rezoning of part of Parcel 118 for a new facility since they will be moving from the current location. Five acres was purchased and a survey of the property has been completed. Mr. Hart stated that when they move, some houses will be dropped from their service but will be within Lenoir City's area. They will include more houses when they relocate however. Adjacent property to the south and west of the property is in an existing C-2 District.

ACTION

Jim Brooks moved to recommend approval of the rezoning which was seconded by Mr. McEachern and approved with 9 ayes and Leon Shields abstaining.

ANNUAL REPORT AND PROGRAM SUMMARY:

Ms. Smith summarized the subdivision plats and site plans that have been approved in the year.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY 2018

The Building Activity Summary for the previous month was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

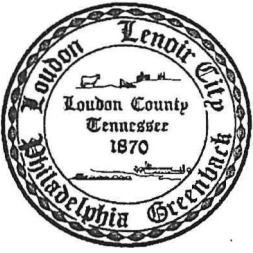
Ms. Smith provided a copy of recent legislation and stated that it would be available if anyone was interested in reading through it. She also stated that Mr. Napier, Ms. Couk and Mr. Bright would be appointed for another term by the Mayor as their terms expire June 30, 2018. A discussion of continuing the workshops to review the Zoning Resolution was discussed and commissioners agreed to meet every 3rd Tuesday at 4:30 p.m. prior to the regular meetings beginning in July, and Ms. Smith will have a public notice posted in the newspaper for the next workshop. She also discussed a conference in October that she might try attending which would conflict with the regular meeting time. Mr. McEachern then moved to reschedule the October 16th meeting to October 23rd. The motion was seconded by Chairman Napier and approved unanimously.

ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS JUNE 19, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Charles Rogers
Jim Brooks		John Wiegand
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Ryan Bright		Others

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 May 15, 2018 meeting were unanimously approved on a motion by John Napier seconded by Jim Brooks.

SPECIAL EXCEPTION TO HAVE A 3RD HOME ON PROPERTY REPLACING ONE THAT BURNED IN JANUARY 2018, APPLICANT AND PROPERTY OWNER, CHARLES ROGERS, 1675 MATLOCK RD., TAX MAP 005, PARCEL 147.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 8.23 ACRES

Mr. Rogers was present and stated that he had owned the property since 1972 and the house since 1973. A second house was added in 1974 and a third in the early 1980's. He had set up a trailer and it burned and everything was lost. He wants to replace the home and he has water hooked up to the property. Mr. Rogers stated that he plans to subdivide the property soon for his children, but is unable to do it right now.

ACTION

Leon Shields stated that he was familiar with the situation and moved to approve the special exception for Mr. Rogers only and that when the situation changes he will subdivide the property at that time. The motion was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION TO LIVE IN EXISTING HOME ON PROPERTY UNTIL MOBILE HOME IS MOVED AND SETUP ON PROPERTY AND TEAR DOWN HOME 6-8 MONTHS LATER, PROPERTY OWNER, WANDA KELLEY, APPLICANT ERICA PHIBBS, 1535 BROWDER HOLLOW RD., TAX MAP 026, PARCEL 027.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .4 ACRES

Ms. Phibbs said that they would like to wait until March to tear down the existing home for financial reasons. Ms. Phibbs clarified that one of the dwellings shown in the picture was on another lot, not this one.

ACTION

Mr. Brooks moved to approve the special exception with the conditions that the existing house must be demolished within 1 year from today and that no one can live in the home once the new home is set up, and Mr. Jenkins will ensure that the power is discontinued when that occurs. The motion was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION FOR TRUCK TRAINING FACILITY, APPLICANT, JOHN WIEGAND, PROPERTY OWNERS, STAR DEVELOPMENT INC., 16200 EL CAMINO LANE, TAX MAP 004, PARCEL 005.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 5.12 ACRES

Mr. Wiegand stated that their facility is on Everett Road and they run a commercial trucking company. They want to park trucks on the El Camino Lane property and run a truck driving school. He wants to place a modular building on the property for the school. The building would be for students, computers, and training. He stated that there is one trainer for every four students which is the maximum allowed per state and federal guidelines. However, the building and trucks are already in place on the property, and Mr. Jenkins made Mr. Wiegand aware that they could not operate until it was approved by the BZA. The owner of the school is TLD Logistics Services.

ACTION

Ryan Bright moved to approve the special exception for TLD Services only, to run the school with one instructor and four students maximum. The motion was seconded by Mr. Brooks and approved with Mr. Bright, Mr. Brooks, Mr. Napier, and Mr. McEachern voting aye, Mr. Shields abstaining.

APPLICANT, MICHAEL WEAVER TO DISCUSS QUARRY ON BIG HILL RD. AND ZONING

Withdrawn per applicant.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:09 p.m.

Chairman

Date