

**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

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**MINUTES**

**LOUDON REGIONAL PLANNING COMMISSION**

**August 7, 2013**

The August meeting of the Loudon Regional Planning Commission was called to order at 12:30 p.m. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Gammons, Ms. Hines, and Ms. Jones. Absent were Mr. Brewster, Mr. Cardwell, and Ms. Roberts.

A motion to approve the minutes for the July 3, 2013 meeting was made by Ms. Hines, second was made by Mr. Gammons. Motion carried 6-0.

**Agenda Item A: Consideration of proposed amendment to the City of Loudon Zoning Ordinance, Chapter 3. General Provisions. Section 14-309- Off- Street Automobile Storage to include subsection 6. Minimum Parking Lot Standards**

Mr. Newman referred to the proposed amendment. He stated that the amendment had been reviewed at the last meeting, but no changes needed to be made. He said the reason the Planning Commission did not act on the amendment was they decided to wait until there were more members present to vote on the recommendation to City Council. He stated that the purpose of the amendment to the ordinance was to set a standard of construction of parking for commercial use. He said the amendment dictates the parking lots to be paved or have asphalt except for parking lots containing 5 or fewer parking space or if there were up to 8 parking spaces that would be in the rear. He stated that these exceptions could have gravel parking lots, unless specified by the Planning Commission that they needed to be paved due to maintenance or safety problems from rock washing into a public road. He said there would be a standard of 4" gravel and curbing on the parking lot.

Mr. McEachern stated that the determination of the type of curbing depended on the aesthetics of the building. He said he liked how the amendment was written.

Ms. Hines asked if Mr. Bill Fagg had seen the amendment.

Mr. Newman said that he would get with Mr. Fagg.

Mr. Newman recommended approval of the amendment to the ordinance and to recommend to the City Council.

Mr. McEachern made the motion to recommend the amendment to the ordinance to City Council, second was made by Mr. Gammons. Motion carried 6-0.

**Agenda Item B: Consideration of request to re-subdivide five (5) existing parcels at Huffland Dr. and Mulberry St., part of Valley Vista Subdivision and adjoining un-platted parcels, to move common property line approximately 8' to reflect a 1956 property purchase and to move common property line between parcels 1.00 and 2.00, Tax Map 41I, Group A; referenced on Tax Map 41I, Group D, Parcels 41.00, 42.00 and 43.00, and Tax Map 41I, Group A, Parcels 1.00 and 2.00. Owners/ Applicants: Cliff Teeters, Daniel Silva, Jerry Presley, and Lynn Davis**

Mr. Newman referred to the submitted plat of the resubdivision. He said that Mr. Clifton Teeters, the owner of C & J Auto Sales, had been working with the adjoining property owners around his business. He stated that the property owner next to the business agreed to swap a triangle of property. He said that Mr. Silva would acquire more frontage on Mulberry Street, and Mr. Teeters would acquire the back triangle to add to the business property. He said that due to the property lines being changed, the Board of Zoning Appeals would need to approve a sideyard setback variance for an existing carport on Mr. Silva's property at 943 Mulberry Street. He stated that Mr. Teeters has been bringing in fill dirt on the back of his property to create a usable area for his business.

Mr. Carey said that it sounded like the neighbors had gotten together and agreed to a better situation.

Mr. Newman stated that when a plat is prepared, each property owner had to sign that plat. He said each of these property owners had signed the plat agreeing to these changes.

Mr. Newman recommended approval of the resubdivision plat with the exception that the variance for 943 Mulberry Street also be approved by the Board of Zoning Appeals.

Mr. Branam stated that the amended agenda needed to be accepted first.

Ms. Hines made the motion to add Agenda Items B and C to the agenda, second was made by Mr. Brennan. Motion carried 6-0.

Mr. McEachern made the motion to approve the resubdivision plat, second was made by Ms. Hines. Motion carried 6-0.

**Agenda Item C: Consideration of request to rezone .032 acres of property located at 943 Mulberry St. on Tax Map 41I, Group A, parcel 1.00 from C-2 (Highway Business District) to R-2 (High Density Residential) and to rezone .035 acres of property located at 941 Mulberry St. on Tax Map 41I, Group A, Parcel 2.00 from R-2 to C-2. Owners/Applicants: Daniel Silva and Cliff Teeters**

Mr. Newman stated that this request was due to the swapping of the 2 triangles on the previous resubdivision. He said that the triangle from Mr. Silva's residential property being swapped to Mr. Teeter's business property needed to be rezoned from residential to

commercial. He also stated that the triangle from the commercial property being swapped to Mr. Silva's residential property needed to be rezoned to residential.

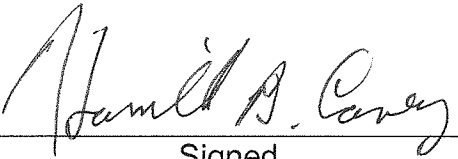
Mr. Carey said that all this falls into place very well. He stated that it was better that Mr. Silva's property had more frontage on Mulberry Street.

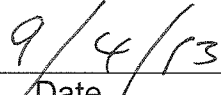
Ms. Hines made the motion to approve the rezonings, second was made by Mr. McEachern. Motion carried 6-0.

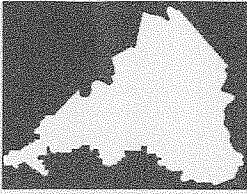
**Additional Public Comment:** There were none.

**Announcements and/or Comments from the Board/Commission:** There were none.

Meeting was adjourned at approximately 12:45 p.m.

  
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Signed

  
\_\_\_\_\_  
Date



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**MINUTES**

**LOUDON BOARD OF ZONING APPEALS**

**August 7, 2013**

The August meeting of the Loudon Board of Zoning Appeals was called to order at 12:46 p.m. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Gammons, Ms. Hines, and Ms. Jones. Absent were Mr. Brewster, Mr. Cardwell, and Ms. Roberts.

Motion to approve the minutes for June 5, 2013 was made by Mr. McEachern, second was made by Ms. Jones. Motion carried 6-0.

**Agenda Item A: Consideration of request for a 10' side yard setback variance for an existing structure located at 943 Mulberry St. referenced on Tax Map 41I, Group A, Parcel 1.00, Zoned R-2 (High Density Residential). Owner: Daniel Silva**

Mr. Newman again referred to the resubdivision plat that the Planning Commission had just approved. He stated that the 8' property swap had moved the property line to the edge of the house. He said he thought the house had been built prior to any zoning.

Mr. Newman recommended approval of the variance request for the existing structure. He stated that if this existing structure was torn down, the replacement would need to meet the required setbacks.

Ms. Hines made the motion to approve the agenda, second was made by Mr. Brennan. Motion carried 6-0.

Ms. Hines made the motion to approve the variance request, second was made by Mr. Brennan. Motion carried 6-0.

**Additional public comments:** There were none.

Loudon BZA Minutes

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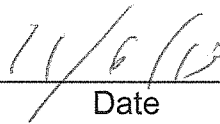
**Announcements and/or comments from the Board:** Mr. McEachern asked if the Commission was to hear back from the committee working on the crematory amendment to the ordinance.

Mr. Newman stated that the committee had not been able to meet to finish their work on a recommendation due to Mr. Cardwell being out of town.

Meeting was adjourned approximately 12:55 p.m.



Signed



Date