

# Loudon County Planning Department

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## MINUTES

### LOUDON HISTORIC ZONING COMMISSION

JANUARY 29, 2015

The January meeting of the Loudon Historic Zoning Commission was called to order at 9:30 a.m. Present were Mr. Carey, Mr. Richesin, Ms. Willis, and Mr. Harris. Absent was Ms. James. Also present were Ms. Smith, Planner, and Mr. Travis Gray, Code Enforcer.

Mr. Richesin made the motion to accept the minutes of the October 9, 2014 meeting, second was made by Ms. Willis. Motion carried 4-0.

**Agenda Item A: Request approval of Certificate of Appropriateness for removal of existing structure and discuss new structure plans for business located at 700 Grove Street; Referenced by: Tax Map 41B, Group D, Parcel 3.00; Zoned C-1/HZ (Central Business District with Historic Zoning Overlay); consisting of .31 acres. Applicant: Jay Alawadi**  
Mr. Alawadi was present.

Ms. Smith stated that Mr. Alawadi proposes to demolish the existing structure, dig up the existing fuel pumps, and replace with a tobacco store/market type store. She said that the proposed structure would be 2 stories with an office for another business in the upstairs portion. Ms. Smith stated that the tax records were not in Mr. Alawadi's name.

Mr. Alawadi said that he had not recorded the deed in his name yet. He said the current owner lives in New York and had owned the property since 2005. He stated that his architect was still working on the drawing for the proposed structure. He said there was an environmental problem with the existing fuel tanks.

Ms. Smith asked Mr. Alawadi if he had to take the fuel tanks out.

Mr. Alawadi stated that he had to remove the fuel tanks or fix the problem and build new fuel tanks. He said taking the fuel tanks out was the cheaper option. He stated that he had insurance on the property.

Ms. Willis asked if Mr. Alawadi could apply for a historic revitalization grant to help with his expenses.

Mr. Gray said that Mr. Alawadi could apply for the historic revitalization grant. He stated that the grant money was still open and would still be available until February. He suggested to Mr. Alawadi to go talk with Ms. Putkonen or Ms. Hull before he left today about the application for the grant for his demolition.

Mr. Carey reminded the Board of the purpose of the meeting. He stated that the purpose was to make sure that someone did not tear down a sacred historical monument regardless of the fuel tanks. He said he did not think this was a sacred historical monument. He stated that the next step would be when Mr. Alawadi came back with a site plan to the regular Planning Commission.

Mr. Alawadi said that he would do this process one step at a time.

Mr. Carey asked Mr. Alawadi when he thought he would be back with his site and building plan.

Mr. Gray stated that Mr. Alawadi needed to get his requirements done from the State before he could issue a building permit.

Mr. Alawadi said as soon as his architect finished the drawing, he would come back to the Planning Commission. He stated that when the historic zoning commission gave their approval for the demolition, he could get his permit with the State.

Mr. Carey stated that he hoped to see Mr. Alawadi back in a month to help downtown look better.

Mr. Harris made the motion to approve the demolition request, second was made by Mr. Richesin. Motion carried 4-0.

**Additional comments from the board:**

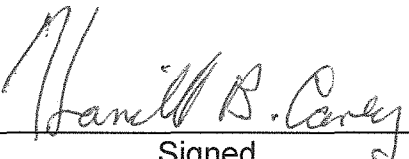
Ms. Smith announced a continuing education/training on Monday, March 30, 2015 at the Loudon County Courthouse Annex at 6 p.m. She said that the speaker would be the Blount County Director of Planning, John Lamb. She stated the topic would be, "Planning at the Speed of Light." She said that it would count for 1 ½ hours of the 4 hrs. required for the year 2015 for the Planning Commissioners.

Mr. Carey asked Mr. Gray to supply Mr. Harris a map with the historic overlay.

Ms. Willis stated that probably there were a lot of people who lived in the historic district that did not know they did. She suggested that once the historic overlay was determined, that letters might need to be sent to the property owners.

There was a discussion of having workshops to update the historic overlay and the zoning ordinance.

With no further business, the meeting was adjourned at approximately 10:15 a.m.

  
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Signed

  
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Date