



Loudon County Planning Department

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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

June 3, 2015

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

A motion to approve the minutes for the May 6, 2015 meeting was made by Mr. McEachern, second was by Ms. Jones. Minutes were approved 5-0.

Agenda Item A: Consideration of a site plan approval for an expansion at Vanhooseco, located at 244 Blair Bend Dr., referenced by Tax Map 41, Parcel 35.00, Zoned M-2 (Heavy Industrial). Owner: Jeff Vanhoose File #15-05-31-SP-LO

Mr. Rusty Baksa, the engineer, and Mr. Don Adkins, Vanhooseco's plant manager, were present.

Ms. Smith stated that they propose to build a new 30,000 sq. ft. building. She said she had talked with Mr. Baksa about the access road, or driveway, could be no more than 30' wide. She stated that the site plan shows a 40' wide driveway. She said that the BZA or the road superintendent would need to approve, if they felt that 40' would be better. She stated that there were driveway requirements that Mr. Baksa said he would add on the site plan. She said that they also needed to include the water and sewer lines on the site plan. She stated that she thought Mr. Baksa had added these items on the site plan he submitted prior to the meeting. She said that the site plans show a sign placed at the right of way. She stated that the dimensions of the sign were not listed on the site plan. She said that she told them that they could submit those sign dimensions later as long as the locations were on the site plan. She stated that Mr. Gray, Loudon Code Enforcer, could make sure the size of the sign met the sign requirements. She said they had the correct number of parking spaces. She stated that they propose to add 20-25 employees for different shifts, which they would need approximately 13 additional parking spaces. She said they were currently working on their SWPPP permit from TDEC.

Mr. Brewster asked if they could approve the site plan without their SWPPP permit.

Mr. Baksa said that they always submit to the Planning Commission office the permit once they receive it from TDEC. He stated that sometimes they had to make some changes. He said that they could not start on the project until they get the SWPPP permit. He stated that the Planning Commission could approve the site plan subject to getting their SWPPP permit.

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Mr. Brewster asked how the Planning Commission would know what those changes were, unless they came back to the Planning Commission.

Mr. Baksa stated that it would be for erosion control details. He said that the Planning Commission was more interested in what the layout is of the proposed building. He stated that they rarely get comments from TDEC. He said that when they do receive comments from TDEC, they were relative in his opinion.

Mr. Brewster said that the approval would have to be contingent on getting their SWPPP permit. He asked Mr. Baksa if they were adding a detention/retention pond.

Mr. Baksa stated that they were not adding a detention pond, but they were adding erosion control with a sediment trap during construction to prevent sediment going into the lake. He said there were no requirements on detention since they bordered the lake.

Mr. Brewster said that he thought the TDEC requirements would be more restrictive due to bordering the water way.

Mr. Baksa stated that the state was interested in what the Planning Commission was interested in.

Mr. Brewster said he would really like to see what the state comes back with even if it was for the Planning Commission's information.

Mr. Baksa stated that Vanhooseco wanted to start on the project as soon as they received their SWPPP permit. He said he did not want to wait for another meeting to get the Planning Commission's approval.

Mr. Brewster said that all he wanted was for them to follow up with the Planning Commission once they heard from the state. He stated that if the Planning Commission approved the site plan, it would be contingent on the state approval, changes, or modifications.

Mr. Baksa stated that he would submit a revised set of plans to Ms. Smith if there were any changes to be done.

Mr. Gammons said that the elevation looked like the high point of the land.

Mr. Baksa stated that was correct, and they were doing a lot of grade work (cutting and filling).

Mr. Gammons asked Mr. Baksa if there would be plenty of drainage from the run off from the roof of the proposed building.

Mr. Baksa said that they would have plenty of drainage for the water runoff.

Mr. Brewster stated that there were several check dams for sediment control on the site plan. He said that it looked like they had put everything in place that TDEC would require.

Mr. Carey asked Ms. Smith if they needed to come back with the sign dimensions.

Ms. Smith said that when she talked with Mr. Baksa previously when she saw the location of the sign, she told him there was a maximum size. She stated if they put the sign up, they could insure that the sign met the requirements, so they did not have to come back to another meeting.

Mr. Carey asked Mr. Baksa if they could go down to a 30' driveway.

Mr. Baksa stated that they have some issues with the original plat entrance with trucks tearing up the curbs. He said that they propose to build a concrete driveway. He stated they really wanted the extra width, so they would not have to encroach into the other lane onto Blair Bend Road. He said they would probably go before the BZA to get approval for the 40' driveway.

Ms. Smith asked Mr. Baksa if he was sure that they needed more than 30' for the driveway.

Mr. Brewster said that it would be more practical if they went with the 40' driveway.

Mr. Baksa asked if he could go before the BZA after this meeting, or if he could come back next month.

Mr. Brewster asked if just the entrance was going to be concrete.

Mr. Baksa stated that the entrance would be concrete.

Mr. Brewster asked Mr. Jim Purdy, with Purdy Trucking, what the width was for his driveway.

Mr. Purdy said he thought it was 40' wide. He stated that the trucks needed that width turning.

Mr. McEachern stated that they could add the request for a 40' driveway to the BZA agenda by a unanimous vote. He said that way they wouldn't have to come back next month.

Mr. Brewster asked Mr. McEachern if he anticipated any problem with Mr. Bill Fagg, Loudon City Public Works Director, or Mr. Simpson, the road superintendent.

Mr. McEachern said he didn't see a problem with the driveway being wider in an industrial park.

Ms. Smith stated that she needed to know if the driveway construction met the requirements.

Mr. McEachern said he thought that concrete surpasses any requirement of driveway construction.

Ms. Smith stated she needed to check the driveway requirements.

Mr. Brewster made the motion to approve the site plan contingent on getting TDEC's approval, getting approval from BZA for the 40' width driveway, and the sign met the size requirements, second was made by Mr. Gammons. Motion carried 5-0.

Agenda Item B: Consideration of a site plan approval for the Emergency Services Building for the City of Philadelphia, referenced by Tax Map 55M, Group E, Parcels 13.00, 14.00 and 15.00, Zoned C-1 (Commercial District). Applicant: City of Philadelphia File #15-05-33-SP-LO

Mr. Callahan, the engineer, was present.

Ms. Smith passed out larger sizes of the aerial map. She stated that the City of Philadelphia proposed to build a new EMS building. She said that they propose to combine 3 small lots into one lot. She stated that she had asked the surveyor to add the abandoned lot line to combine the properties. She said that the Philadelphia zoning ordinance required the combined lots to be an acre. She stated that the combined lots equaled to .27 acres. She said that the zoning ordinance says that the building and parking could not be over 60% of the total area. She stated that it was probably at that percentage. She said that the proposed building was approximately 6,000 sq. ft. She stated that the lot size was approximately 14,000 sq. ft. She said there were not setback requirements for the C-1 zoning district in the City of Philadelphia. She stated that she asked the surveyor to add the certifications on the subdivision plat. She said that Philadelphia did not have sewer.

Mr. Callahan stated that this property had a pump system on it, and they would pump the sewage across the street. He said they will get a repair permit from TDEC.

Ms. Smith said that TDEC would have to sign off on the subdivision plat. She stated that part of this property was in the flood hazard area.

Mr. Callahan stated that through the grant they were getting, they had been through a complete environmental evaluation on this site. He said that they had to make the floor elevation 2 feet above the flood elevation.

Ms. Smith said that they would be working with the building official to enforce this flood hazard elevation.

Mr. McEachern made the motion to approve the site plan, second was made by Ms. Jones. Motion carried 5-0.

Ms. Smith stated that she had spoken with the surveyor on this day. She said that he planned on getting the signatures required on the plat. She stated that she mentioned to the surveyor that the street names needed to be consistent. She said that the surveyor would check with 911 for the correct street names.

Mr. Brewster asked if the subdivision plat combining the lots needed to be approved by the Planning Commission.

Ms. Smith said that she could review the subdivision plat in-house. She stated that once the surveyor gets the signatures, she would have Mr. McEachern sign the subdivision plat last.

Additional Public Comment: There were none

Announcements and/or Comments from the Board/Commission:

Planning Commissioner Training sponsored by ETDD (East Tennessee Development District, TDEC (Tennessee Department of Environment and Conservation), and The University of Tennessee on Tuesday, June 30, 2015 in Oak Ridge, TN at 5:45 p.m. Pre-registration is required by calling (865) 748-5113 or email MJessiman@ETDD.org.

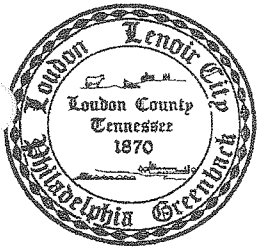
Meeting was adjourned at approximately at 1 p.m.



Signed



Date



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MINUTES

LOUDON BOARD OF ZONING APPEALS

June 3, 2015

The June meeting of the Loudon Board of Zoning Appeals was called to order at approximately 1:00 p.m. Present were Mr. Carey, Mr. McEachern, Ms. Jones, Mr. Brewster, and Mr. Gammons. Absent were Mr. Brennan, Mr. Parks, Mr. Harris, and Ms. Hines.

Mr. Brewster made the motion to approve the minutes from the May 6, 2015 meeting, second was made by Ms. Jones. Motion carried 5-0.

Agenda Item A: A. Consideration of special exception request for a specialty museum to be in existing structure located at 521 Commerce Street, referenced by Tax Map 41A, Group A, Parcel 10.00, Zoned R-1-S (Single-Family Residential). Applicant: Clayton Pangle/ Owner: Kathryn McGill

Mr. Pangle, the applicant, Ms. McGill, the owner, and Mr. Jim Purdy, the prospective owner, were present.

Mr. Pangle passed out a packet of photos of the exterior of the existing building on all sides, a packet of the photos of the shells for the specialty museum, and a large aerial of the property. He stated that they were not going to change anything on the outside of the existing building. He said that the current owner was Ms. McGill. He stated that she and her family had wanted a productive use for the building for a long time. He said that the building had previously been used by Roane State and had been a church. He stated that they thought that the property was zoned something else. He said that the request was allowed in this zoning district with a special exception approval. He stated that he understood that a new use for a vacant building had to be approved each time. He explained that the use of the building would be a museum for the purpose of providing education in a particular area for children of all ages. He said that Dr. Stimpson would be the tenant of the building showing his shell collection. He stated that Dr. Stimpson had started his collection several years ago and holds the 3rd largest shell collection in the world. He said that the exhibit would expand the entire 10,000 sq. ft. of the building. He stated that this would probably be the world's largest exhibit space for sea shells. He said that Dr. Stimpson hoped to use this exhibit to inspire some youthful people to develop a passion for things like this. He stated that he had talked with both superintendents about using kids during the summer to help out with this exhibit. He said that one of the school

systems has a marine biology connection through Roane State Community College. He stated that this would offer them one facet of marine biology that the students can use. He said that this could also bring in some tourism possibilities. He stated that some of the pictures in the packet of sea shells were taken when the exhibit was at McClung Museum on the campus of UT. He said that the photos he had taken at McClung Museum were only 5% of Dr. Stimpson's collection. He stated that the proposed purchaser of the property was Mr. Jim Purdy. He said that Mr. Purdy would be the new owner, and the tenant would be Dr. Stimpson. He stated that the existing building was well built. He said there were no problems with the use of the building when the building inspector inspected it. He stated that some interior changes would need to be made due to the use of the building. He said that the existing alarm system for smoke detection and the exit lights were antiquated. He stated when Roane State occupied the building the electric wiring was replaced. He said the flooring would need to be redone, and there would be some minor repairs for the roof leakage. He stated that regular upkeep of the parking lot and grounds would need to be made outside of the building. He said that the exit doors would need to be replaced with a similar style of the existing doors due to the building needing to be secured. He stated that it would depend on the traffic load pattern if non-load bearing walls needed to be removed.

Mr. Brewster asked Mr. Pangle how soon they wanted to get started.

Mr. Pangle said they wanted to get started soon with the approval of the special exception and the closing on the property.

Mr. Brewster stated that it was great to use an existing building. He said this was something that was needed. He asked Mr. Pangle how much traffic there would be.

Mr. Pangle said that there were about 3,000 people that went through the McClung Museum in 6 months times. He stated that people came at different times, so there was not a traffic issue at the McClung Museum. He said that they would have to do more safety modifications if there were more than 300 people at one time. He stated that this issue was not foreseen.

Mr. Purdy stated that the building was unique because of the 2 levels. He said each level was handicap accessible.

Mr. Pangle said that the existing building qualifies for an historic building, because it was over 50 years old. He stated that the bricks for the old Loudon College were cast in 1863.

Mr. Carey stated that the concern he had was the property was zoned R-1-S and had a football field on it.

Mr. Pangle said that the property and the adjoining properties had non-conforming uses on them now. He stated that on one side of the property there was an apartment complex, and on the other side there was a group training center.

Mr. Carey asked about the remaining property that went to Commerce Street.

Mr. Purdy stated that if they did do something with the remaining property, it would have to be addressed later. He said they did not have a plan for the remaining property at this time.

Mr. Brewster made the motion to approve the special exception for the specialty museum for Dr. Pete Stimpson only, second was made by Mr. Gammons. Motion carried 5-0.

Mr. McEachern made the motion to add to the agenda the request for Vanhooseco for a 10' width variance on the driveway from 30' to 40', second was made by Mr. Brewster. Motion carried to add this item to the agenda was 5-0.

Ms. Smith stated that the 30' width for a driveway was the requirement in the zoning ordinance. She said that the only way they could get the variance was from the BZA or if the road superintendent felt the driveway width needed to be 40' for safety reasons.

Mr. Brewster said this driveway width requirement in the zoning ordinance might need to be looked at.

Mr. McEachern agreed with Mr. Brewster. He stated that the requirement might need to be changed for a driveway width in an industrial park due to truck traffic using the same entrance as the employees.

Mr. McEachern made the motion to approve the 10' driveway width variance making the driveway width from 30' to 40', second was made by Mr. Brewster. Motion carried 5-0.

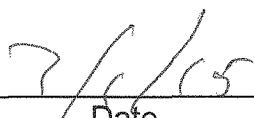
Additional public comments: There were none.

Announcements and/or comments from the Board: There were none.

Meeting was adjourned at approximately 1:20 p.m.



Signed



Date