



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, MAY 3, 2017

Members Present	Members Absent	Others Present
LeeAnn Chihasz	Ham Carey, Chairman	Gracyna Gammons
Gene Gammons	Salvador Mejia	Chris Miller, Mayor of Philadelphia
Carlie McEachern	Dennis Brennan	Jim Jenkins, Co. Codes Enforcement
Jeff Harris		Jimmy Greenway, Mayor
Debbie Hines		Travis Gray, Codes Enforcement
Jimmy Parks		Laura Smith, Planning

CALL TO ORDER AND APPROVAL OF MINUTES

Carlie McEachern called the meeting to order at 12:35 p.m. The minutes of the April 5, 2017 meeting were unanimously approved on a motion by Debbie Hines seconded by Gene Gammons.

VARIANCE REQUEST FOR FLOOD ELEVATION OF CITY OF PHILADELPHIA EMERGENCY SERVICES BUILDING, CHURCH STREET, TAX MAP 055M, GROUP E, PARCELS 13, 14 AND 15, C-1 COMMERCIAL DISTRICT

The City of Philadelphia proposes building a new Emergency Services Building. The property consists of three adjacent parcels which were to be combined, with a portion of the property that appears to be in the Flood Hazard Area. A site plan for the proposed building was approved by the Loudon Planning Commission on June 3, 2015, http://planningandcodes.loudoncounty-tn.gov/documents/meetings/LoudonCity/2015/20150603_LORPCBZA_Minutes.pdf

Application for a building permit was made but Jim Jenkins, Loudon County Codes Enforcement Director and Floodplain Administrator for the City of Philadelphia stated that the property is in an unnumbered A Zone which would require the building to be elevated 3' above the highest adjacent grade. The site plan shows a finished floor elevation at 854' with contour lines of 848' through 854'. Mayor Miller stated that they could elevate to 855'.

ACTION

Ms. Hines moved to approve the variance with a floor elevation of 855' and recording of the final plat. The motion was seconded by Jeff Harris and approved unanimously.

ADJOURN

The meeting adjourned at 12:50 p.m.

Chairman

Date

Serving Loudon County
Loudon • Greenback • Philadelphia