



Loudon County Planning Department

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MINUTES LOUDON REGIONAL PLANNING COMMISSION September 6, 2017

Members Present	Members Absent	Others Present
Jimmy Parks		Carolyn James
Jeff Harris		Lora Hammond
Carlie McEachern		Vanessa Lynn Adcock
LeeAnn Chihasz		Christina Shurina
Debbie Hines		Barbara Christian
Ham Carey, Chairman		Jeff Swenson
Salvador Mejia		Mark McDermott
Gene Gammons		Franki Adkins
Dennis Brennan		Terry Bolt
		Howard Christian
		Laura Smith, Planning
		Ty Ross

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m., the pledge of allegiance was given and the roll was called. Debbie Hines moved to approve the minutes of the August 2, 2017 meeting which was seconded by Carlie McEachern and approved with a vote of 8-0 with Ham Carey passing.

ROAD ACCEPTANCE REQUEST OF APPROXIMATELY 330 LINEAR FEET AND APPROXIMATELY 22' WIDE OF RIGHT-OF-WAY ADJACENT TO PARCELS 004.00, 005.00, 006.00, 007.00, AND 008.00 OF LOUDON COUNTY TAX MAP 040E, GROUP F
City of Loudon, General Manager, Ty Ross was present for requesting recommendation for the approximate 22' wide and approximate 330 linear feet of right-of-way be accepted into the City road system. Mr. Ross stated that the city has facilities on the right-of-way and there is also a church which is not being used. The right-of-way has yet to be named.

ACTION

Mr. McEachern moved to recommend accepting the right-of-way subject to including a name and an E911 address. The motion was seconded by Jeff Harris and approved unanimously.

REQUEST APPROXIMATELY 206 LINEAR FEET AND APPROXIMATELY 20' WIDE OF RIGHT-OF-WAY ADJACENT TO PARCELS 002.00 AND 003.00 OF LOUDON COUNTY TAX MAP 041H, GROUP F, CONTROL MAP 041A BE ABANDONED AND CLOSED
Property owner, Terry McGill requests that the approximate 20' unopened right-of-way adjacent to Parcel 2.0 and Parcel 3.0 shown on Tax Map 41A, Group F be abandoned and closed and deeded back to him. The City currently does not maintain the right-of-way and it was noted that there is a house for sale on the property.

ACTION

Mr. McEachern moved to recommend the abandoning of the right-of-way which was seconded by Dennis Brennan and approved unanimously.

SITE PLAN, APPLICANT AND PROPERTY OWNER CHRISTINA SHURINA,
BUTTERNUT PROPERTY MANAGEMENT, FOR BALD EAGLE MOVING, 813
MULBERRY STREET, TAX MAP 041H, GROUP F, PARCEL 033.00, C-2, HIGHWAY
BUSINESS DISTRICT

Property owner, Christina Shurina was present and stated that she was trying to get things going in Loudon. Planner, Laura Smith summarized that the property was in the C-2, Highway Business District. There is an existing building on the property that was originally a dwelling. The building has not been used as a residence for several years, but has been used commercially. Ms. Smith read from the Zoning Ordinance regarding the continuance of non-conforming uses and structures. Ms. Shurina stated that she had requested rezoning the property commercially many years ago, and the property has been used commercially since then. Ms. Shurina has leased the property to the operators of Bald Eagle Moving to run their moving business, but also to live in the building. After some discussion it was confirmed that a moving business is a permitted use in the C-2 district and no action was required on the site plan for the existing structure. The request to permit the operators of the business to live in the building has been placed on the Board of Zoning Appeals agenda following the Planning Commission meeting.

DISCUSSION, SOLAR ENERGY SYSTEMS

This item was postponed until after the BZA meeting.

ADDITONAL PUBLIC COMMENTS

None

ADJOURN

The meeting adjourned at 12:50 p.m. for the Board of Zoning Appeals meeting then reconvened following the BZA meeting to discuss solar energy systems.

DISCUSSION, SOLAR ENERGY SYSTEMS

Ms. Smith distributed copies of examples of solar energy systems ordinances from other Tennessee cities. There was a discussion regarding defining systems for residential, commercial or industrial use and the weight of structures on roofs. Ms. Smith will research whether McMinnville or Norris have solar energy systems regulations as requested and report back to the Planning Commission.

ADJOURN

The meeting adjourned at 2:05 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS Wednesday, September 06, 2017

Members Present	Members Absent	Others Present
Ham Carey, Chairman		Christina Shurina
Salvador Mejia		Jeff Swenson
Carlie McEachern		Barbara Christian
LeeAnn Chihasz		Lora Hammond
Jeff Harris		Laura Smith, Planner
Jimmy Parks		Others
Gene Gammons		
Debbie Hines		
Dennis Brennan		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:50 p.m. and roll was called. The minutes of the June 7, 2017 meeting were unanimously approved on a motion by Debbie Hines seconded by Carlie McEachern.

SPECIAL EXCEPTION FOR EMPLOYEE OF RENTER OF BUTTERNUT PROPERTY MANAGEMENT TO LIVE IN STRUCTURE OF COMMERCIAL ESTABLISHMENT, APPLICANT, CHRISTINA SHURINA, 813 MULBERRY STREET, TAX MAP 041H, PARCEL 033.00, C-2, HIGHWAY BUSINESS DISTRICT

Property owner, Christina Shurina, rents property at 813 Mulberry Street. The renters operate a moving business on the property, but also want to live in the building which was originally built as a dwelling. There was a discussion on the subject of living in a business and fire code and that there must be 2 separate floors.

ACTION

Mr. McEachern moved to deny the special exception which was seconded by Ms. Hines and approved with Mr. Mejia, Mr. McEachern, Ms. Chihasz, Mr. Harris, Mr. Gammons, Ms. Hines, Mr. Brennan and Mr. Carey voting yes to approve the motion and Mr. Parks voting no.

SPECIAL EXCEPTION FOR OVERNIGHT STAGING OF TRAILERS INCLUDING HAZARDOUS AND EXPLOSIVE MATERIALS, APPLICANT, DONNIE LESTER, BED ROCK INC., 1429 MONTEREY DRIVE, TAX MAP 035, PARCEL 009.00, M-1, LIGHT INDUSTRIAL DISTRICT

Ms. Smith stated that a special exception was being requested because Mr. Gray referred to Section 14-408, 4. Environmental Controls, of the Zoning Ordinance which states any of the uses described shall be permitted only upon approval of the BZA. Jeff Swenson representing Bed Rock Inc. stated that the building was leased 30 days ago by Mr. Swenson to the company. He

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stated that prior to leasing, the zoning was checked. He stated that Tri-State had strict protocol for safety and he had reached out to the fire department. The company works with the Department of Defense and Department of Energy. The materials contained cannot be within 300' from a public facility. They can park and get gas and transport materials. He stated that Tri State has been in Harriman since 1950 and there are other facilities around the country. The lease ended in Harriman because there was a new property owner and that was why they moved. Mr. Swenson stated there has never been an incident and they have won safety awards. Mark McDermott, Operations Manager in Loudon, stated that they can carry Class 1-Class 9 materials. They haul to Oak Ridge and other places. The trucks will be parked at the facility for no more than 10 days with 24 hour monitoring. Mr. Brennan asked about their parking arrangement which is to the side and behind the office. It was noted that the property was steeper in the back. Fire Chief, Brubaker stated that the materials are Class 1-9, but he did not know exactly what those materials were. Mr. McDermott stated that a list of materials was kept on-site. Mr. Swenson stated a knox-box will be onsite and all information will be forwarded to Chief Brubaker. He stated that they do not haul infectious substances and noted that they have been in business since 1929.

ACTION

Mr. McEachern moved to grant the special exception which was seconded by Ms. Hines and approved with Mr. Mejia, Mr. McEachern, Ms. Chihasz, Mr. Harris, Mr. Gammons, Ms. Hines, Mr. Parks and Mr. Carey voting yes and Mr. Brennan voting no.

SPECIAL EXCEPTION, EXISTING STRUCTURE WITH NO PRINCIPAL IN ORDER TO SUBDIVIDE PROPERTY, BARBARA CHRISTIAN, PROPERTY OWNERS, HOWARD CHRISTIAN AND JOHN CHRISTIAN, 725 CHURCH STREET, TAX MAP 041H, GROUP H, PARCEL 006.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Barbara Christian was present and stated that when her mother-in-law passed away, the property which has an existing dwelling and an existing block building was left to her husband and his brother. A mobile home was also on the property but has since been removed. The block building went to one son, the dwelling to the other son. They propose subdividing the property and request a special exception for the existing block building with no principal structure.

ACTION

Ms. Hines moved to approve which was seconded by Jeff Harris and approved unanimously.

VARIANCE REQUEST FROM REAR YARD SETBACK FOR SUNROOM ADDITION TO BE APPROXIMATELY 21' FROM PROPERTY LINE ON CORNER LOT, PROPERTY OWNER, LORA HAMMOND, 830 ROSEDALE AVENUE, TAX MAP 041H, GROUP F, PARCEL 022.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Ms. Hammond requests a variance so that a sunroom can be built on the back of the house, replacing an existing carport. An existing window will open into the sunroom, and there is an existing exit on the side of the proposed sunroom.

ACTION

Mr. McEachern moved to approve the variance which was seconded by Mr. Brennan and approved unanimously.

PUBLIC COMMENTS

Ms. Shurina asked if something could be worked out regarding her renters living in the building where they run their moving business. Ms. Shurina could request rezoning the property to residential use which still would not permit two principal uses on the property. A rezoning request would first go before the Planning Commission for a recommendation.

ADJOURN

The meeting adjourned at 1:40 p.m. and the Planning Commission meeting was reconvened to continue discussing solar energy systems.

Chairman

Date