



Loudon County Planning Department

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

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, DECEMBER 4, 2019
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Carlie McEachern	Ron Hutson, Planning
Ham Carey		Laura Smith, Planning
Dennis Brennan		Travis Gray, Codes Enforcement
Jim Greenway		Jeff Harris, Mayor
Gene Gammons		Rick Wilkinson
Debbie Hines		Ty Ross, City Administrator
LeeAnn Chihasz		
Salvador Mejia		

CALL TO ORDER PLEDGE OF ALLEGIANCE AND ROLL CALL

Vice Chairperson, Debbie Hinds called the meeting to order at 12:30 p.m. and the Pledge of Allegiance was given and roll called.

APPROVAL OF MINUTES FROM THE NOVEMBER 6, 2019 MEETING

A motion was made to approve the November 6, 2019 minutes was made by Tim Dixon, seconded by Gene Gammons and unanimously approved.

ZONING ORDINANCE AMENDMENT, SECTION 14-604, STANDARDS OF SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES;

Planner, Laura Smith summarized the amendment to the sign regulation including allowing political signs in the public right-of-way. Ms. Smith stated that she found one other community that allowed political signs on public property, but not in the right-of-way and approval was not recommended. Travis Gray stated that there would continue to be problems at the busy intersections.

ACTION

A motion to approve the amendment was made by Tim Dixon and seconded by Dennis Brennan and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

The 2020 Planning Commission meeting calendar was presented showing that the January 2020 meeting would be on January 8th instead of January 1st which is the New Year's Day Holiday.

ACTION

A motion was made to approve the calendar by Dennis Brennen, seconded by Salvador Mejia and unanimously approved

ADJOURNMENT

The meeting adjourned 11:59 a.m.

Chairman

Date



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MINUTES
 LOUDON BOARD OF ZONING APPEALS
 LOUDON CITY HALL
 2480 Hwy. 72 N.
 WEDNESDAY, DECEMBER 4, 2019
Immediately following the Planning Commission meeting

Members Present	Members Absent	Others Present
Tim Dixon	Carlie McEachern	Ron Hutson, Planning
Ham Carey		Laura Smith, Planning
Dennis Brennan		Travis Gray, Codes Enforcement
Jim Greenway		Jeff Harris
Gene Gammons		Rick Wilkinson
Debbie Hines, Vice Chair		Ty Ross
LeeAnn Chihasz		
Salvador Mejia		

CALL TO ORDER

Vice Chairperson, Debbie Hinds called the meeting to order at 12:30 p.m. Roll was called and the minutes of the November 6, 2019 meeting were unanimously approved on a motion by Ham Carey, seconded by Jim Greenway.

VARIANCE REQUEST TO REDUCE SIDE SET BACK BY 5', APPLICANT AND PROPERTY OWNER, RICK WILKINSON, 560 SILENT RIVER LN., TAX MAP 040D, GROUP C, PARCEL 011.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, F-1, FLOODWAY DISTRICT, APPROXIMATELY 1.15 ACRES;

Rick Wilkinson stated that he planned to build a spec house and due to the shape of the lot the house will need to be a two story house. Mr. Wilkinson also stated that it would be unfair if the side set back variance is not approved. He stated that it was in Phase I of Rivers Edge and no other houses would be around it. Ms. Hines stated that the variance granted for the 1st house he built was to help get the subdivision started. She also asked about the gazebo that was in Phase II that Mr. Wilkinson stated had to be used for the lots. Ms. Smith stated that because of a lack of a hardship she recommended denial of the variance.

ACTION

A motion was made to approve the variance by Tim Dixon, seconded by Ham Carey and unanimously approved.

SPECIAL EXCEPTION REQUEST FOR ALCOHOL AND DRUG TREATMENT FACILITY, APPLICANT, BOB STUBBLEFIELD, COO FOR 4M HEALTH SYSTEMS, INC., PROPERTY OWNER, SARJU, LLC., 110 RIVER RD. WEST, TAX MAP 039, PARCEL 043.00, P-1, PROFESSIONAL AND CIVIC DISTRICT, APPROXIMATELY 1.47 ACRES

This item was postponed by request of applicant.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

The BZA meeting calendar for 2020 was presented showing the January meeting would be on the 8th instead of the 1st because of the holiday.

ACTION

A motion was made to approve by Mr. Carey seconded by Mr. Brennan and unanimously approved.

ADJOURNMENT

The meeting adjourned at 12:48 p.m.

Chairman

Date