



**LOUDON COUNTY
PLANNING
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ENFORCEMENT OFFICE**

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MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

June 17, 2014

The June meeting of the Loudon County Regional Planning Commission was called to order at 5:30 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, Ms. McNew, Mr. Jim Brooks, Ms. Terry, Ms. Ross, Mr. Napier, and Ms. Cardwell. Absent were Mr. Hale and Mr. Bright.

Motion to approve the minutes for the May 20, 2014 meeting was made by Mr. McEachern, seconded by Mr. Brooks, and approved 9-0.

Agenda Item A: Consideration of request to rezone approximately 6.47 acres from A-2 (Rural Residential District) to R-1 (Suburban Residential District), located on Friendsville Rd., referenced on Tax Map 44, Parcels 61.27, 61.55, 61.56, 61.57, and 61.58, 3rd Legislative District. Owner/Applicant: Darwin Kerr File #14-06-35-RZ-CO

Mr. Kerr was not present at this time.

Mr. Newman informed the Commission that Mr. Kerr had called previously in the day and stated that he was on the road and hoped to be at the meeting. He asked the Commission if they wanted to go ahead and hear this request without Mr. Kerr or put it at the end of the meeting. He said that Mr. Kerr stated he may not make the meeting at all.

Mr. McEachern asked Mr. Newman if they could hear the request without the applicant being present.

Mr. Newman stated that it was up to the Commission to decide what they wanted to do.

Mr. McEachern made a motion to move this request to end of the meeting, second was made by Mr. Luttrell. Motion carried 9-0.

Mr. Kerr still was not present when the Commission came back to this request.

Mr. Newman explained the location of the property. He referred to the handout in reference to the property. He stated that the property was currently subdivided into 5 lots which were approved in 2005. He said that it was one of the first joint permanent easement subdivisions that had been approved by the Commission. He stated that Mr. Kerr had built a paved easement into the property. He said that Mr. Kerr had built duplexes on 3 of these lots. He stated with the R-1 zoning change, Mr. Kerr could get 2 more lots, which would make 7 buildable lots. He said that a duplex lot had to be at least 25,000 sq. ft. He stated that public water was available, but Mr. Kerr

would have to get septic systems. He said that the property in front of these lots fronted Hwy. 321. He stated that this property in front of Mr. Kerr's property had requested a zoning change from A-2 to C-2 in 2010. He said that the Planning Commission had approved the C-2 zoning change and recommended approval to the County Commission. He stated that County Commission did not approve the C-2 zoning change. He said that in order for Mr. Kerr to do this project, he would have to upgrade the road to county standards. He stated that Mr. Kerr knew this requirement.

Mr. Newman recommended approval for the rezoning request due to the location of the property and the conditions of what could develop around the property. He said that it merits the R-1 zoning.

Mr. McEachern made the motion to approve the rezoning request, second was made by Ms. Terry. Motion carried 9-0.

Agenda Item B: Consideration of request to rezone approximately 27 acres from A-2 (Rural Residential District) to R-1 (Suburban Residential District), located on Coytee Rd, Yellow Wood Subdivision, Phase I, referenced on Tax Map 51B, Group A, Parcels 1.00-20.00, 22.00, 8.03, and part of 8.00, 3rd Legislative District. Owner/Applicant: Stewart and Deborah Rossi File #14-06-39-RZ-CO

Mr. Newman said that the applicant requested to postpone their request.

Agenda Item C: Consideration of request to extend preliminary plat approval for 24 months for Blakeley Park Subdivision, a 78-lot development, located on Beals Chapel Rd. at Martel Rd., referenced on Tax Map 16, Parcel 214.00, Zoned R-1/PUD. Owner/Applicant: Jerry Wheeler/The Trust Company File #06-12-278-SU-CO(P)

Mr. Wheeler was present.

Mr. Wheeler stated that he was trying to secure a builder for this development. He said that the Commission had already extended the preliminary plat approval for him before. He asked for more time. He stated that he was closer to finding a builder. He said that these homes were affordable built homes. He stated that he would like to remove the sidewalk that was on the original preliminary plat. He said that the sidewalk was not a requirement by the subdivision regulations.

Mr. Newman said that the Commission had extended the preliminary plat in January, 2013. He explained that in the subdivision regulations, a preliminary plat is approved for a 12-month period. He stated that if a final plat was not submitted in this 12-month time frame, the preliminary plat was considered no longer valid. He said that in January, 2013 they asked for an extension due to the market conditions. He stated that approval runs through the end of December. He said that the market conditions were still not much better.

Mr. McEachern stated that he understood the request for the extension. He said he had a problem extended the preliminary plat with the changing of the original plat. He stated that he thought the removing of the sidewalk was premature. He said that when Mr. Wheeler came back with the final plat approval, the Commission could address the removal of the sidewalk.

Ms. Ross suggested to Mr. Wheeler to try to keep the sidewalk, since this was an affordable, family development. She stated she realized that it was not a subdivision requirement.

Mr. Brown said that it was a requirement, due to the Commission had approved the original preliminary plat with the sidewalk.

Mr. Newman recommended approval of the request to extend the preliminary plat. He stated that the removal of the sidewalk would have to be done during the final plat approval.

Mr. McEachern made the motion to approve the request, second was made by Ms. Terry. Motion carried 9-0.

Agenda Item D: Consideration of request for preliminary plat approval for Morganton Landing, a 36-lot subdivision, referenced on Tax Map 78, Parcel 71.00, consisting of 28.26 acres, Zoned R-1, City of Greenback, 3rd Legislative District. Owner: Victor Ramsey Estate. Applicant: Baker's Creek Partnership, G.P. File #14-01-03-SU-CO(P)

Mr. Loy was present.

Mr. Loy stated that they had no objections to the recommendations that Mr. Newman had made on the preliminary plat, except Mr. Newman's recommendation to not have driveway cuts on Morganton Road from 7 of the lots or that they be joint driveways. He said that as the developer, their preference would be to access all lots from within the subdivision. He stated that this was also true to marketing the lots. He said that it was a gated community and would enhance the value of those lots to be able to access them from the interior. He stated that because of the topography of the land along Morganton Road, it makes it very difficult to do that. He said that the land slopes away from Morganton Road about 10%. He stated that moving it back far enough to put another street in to access those lots, it would make the land steeper. He said that if they access it from rear of the lot, then the lot becomes a reverse basement lot, which is not very marketable. He stated that they did intend to fence the perimeter of the property along Morganton Road for 1,000 feet. He said they hope to offer those lot owners some privacy and security with the fencing on Morganton Road. He stated that this site was at the very end of Morganton Road where it intersects with East Coast Tellico Parkway, which probably was considered low density traveled road. He said that Morganton Road had adequate width and was about 250' from a "must stop" intersection. He stated that they thought the traffic issue is minimized because of these issues. He requested that they be able to access those 7 lots on the plat from Morganton Road.

Mr. Brown asked Mr. Loy how this was going to be a gated community, and these lots have access from Morganton Road.

Mr. Loy said that it would be a gated community except for those 7 lots. He stated that they would have a fence all the way down Morganton Road. He said that if the property owners choose, they can gate their driveway.

Mr. Brooks asked Mr. Loy what kind of fence would be on Morganton Road.

Mr. Loy stated that the fence would be wrought iron.

Mr. Newman said that Mr. Loy's explanation was reasonable. He stated that it was always desirable to get every lot fronting on the internal streets if possible. He said that he had sent the engineer some minor comments to address. He stated that the plat did meet the subdivision requirements, and he recommended approval of the preliminary plat.

Mr. Brooks made the motion to approve the approval request for the preliminary plat, second was made by Ms. Terry. Motion carried 9-0.

Planning and Codes Department Building Activity Report for the month of May, 2014: Mr. Newman gave the building report for the month of May, 2014.

30 permits issued with estimated value of \$4,409,645 and fees collected of \$16,674 (17 single-family permits issued)


County Commission Action on Planning Commission recommendations: There were none.

Additional Public Comment: There were none.

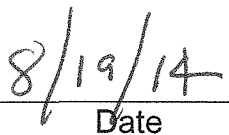
Mr. Kerr came into the meeting at this time. Mr. Newman explained to Mr. Kerr that the Commission had already voted and approved his request.

Comments from the Commission: Mr. Brown introduced Mr. Ed Lee to the Planning Commission. Mr. Lee has been appointed by the County Commission to replace Mr. Roger Hale. He stated that Mr. Lee's term would start in July.

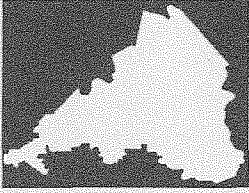
Meeting was adjourned at approximately 5:55 p.m.



Signed



Date



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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

June 17, 2014

The June meeting of the Loudon County Board of Zoning Appeals was called to order at 5:50 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, and Ms. Terry. Absent was Mr. Bright.

Mr. Brown, Chairman of the Board, swore in those who were to give testimony in the meeting.

Motion to approve the May 20, 2014 minutes was made by Mr. McEachern, second was made by Ms. Terry. Motion carried 4-0.

Agenda Item A: Consideration of request for special exception to live in existing singlewide mobile home on same property while new home is under construction, located at 10431 W. Lee Hwy, Tax Map 56, Parcel 6.00, Zoned R-1 (Suburban Residential), 1st Legislative District. Owner/Applicant: Robert S. Johnson (postponed from May 20, 2014 meeting)

Mr. Johnson was not present.

Mr. Newman stated that he had tried to contact Mr. Johnson since the last meeting when this request was postponed. He said he had gone to the property and saw that the singlewide mobile home was still on the property, and no action was done on the new home. He stated that he assumed that Mr. Johnson was not going on with his plans on building the new home in the near future. He recommended to remove the request from the agenda without taking any action. He said that apparently this was not something that Mr. Johnson wants to address right now. He stated that if Mr. Johnson did come back into the office to apply for a building permit, the Board could hear this request then.

Mr. Brown informed the Board that if the Board did take action on this request, the applicant could not come back to the Board about this request.

Mr. McEachern made the motion to remove the request from the agenda and take no action, second was made by Ms. Terry. Motion carried 4-0.

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Agenda Item B: Consideration of request for special exception to operate a tattoo parlor/art gallery in an existing accessory structure at 431 Stephens Rd., Greenback, referenced on Tax Map 79M, Group A, Parcel 13.00, Zoned A-2 (Rural Residential), 3rd Legislative District. Owner: Charles R. Stephens. Applicant: Kimberly Effler and Terry Stow.
The applicants were not present.

Mr. McEachern asked if the Board could take action when the applicants were not present.

Mr. Newman explained that they had filed an application, paid the fee with their application, and were informed about the meeting. He said that it was lawful to take action.

There were some local residents who had come to the meeting to speak in opposition of the request.

Mr. McEachern made the motion to deny the request, second was made by Ms. Terry. Motion carried 4-0.

One of the residents stated that his son and a friend had gone to get tattoos and had gotten Hepatitis C and both of them had passed away. He said he did not want this type of business in their subdivision.


Additional public comments: There were none.

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

Meeting was adjourned at approximately 6:05 p.m.



Signed



Date