

MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
AUGUST 18, 2015

Members Present	Members Absent	Others Present
Martin Brown, Chairman	Janis Terry	Betty Brown
Carlie McEachern		Kelly Brewster
Jim Brooks		Buddy Bradshaw, Mayor
Monty Ross		Gwen Jenkins
Barbara Cardwell		Carlin Brogdon
Ed Lee		Jonathan Brogdon
John Napier		Earl Nix
Pam McNew, Secretary		Glen Presley
Ryan Bright		David Meers
Adam Waller		Ben Turner
		Ashlee Lenoir
		Shelia Foster
		Joe Foster
		Tina Foster
		Susan Brackett
		Jim Jenkins, Director, Codes Enforce.
		Laura Smith, Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Martin Brown called the meeting to order at 5:30 p.m. and roll was called. The minutes of the July 21, 2015 meeting unanimously approved on a motion by Carlie McEachern seconded by Jim Brooks.

CONSIDERATION OF REZONING PROPERTY FROM R-1, SUBURBAN RESIDENTIAL TO C-2, GENERAL COMMERCIAL DISTRICT, 180 LITTLETON DRIVE, LOUDON COUNTY TAX MAP 041, PARCEL 130.01, 1ST LEGISLATIVE DISTRICT. OWNER: TERRY JENKINS

Mr. Jenkins requests rezoning of the property so that it can be used as a car restoration business. Ms. Jenkins stated that only one to two cars would be worked on at a time. There was a discussion regarding the existing allowed uses on the property, and the zoning district of the adjacent properties. Mr. McEachern noted that the proposed use would be commercial and therefore the property should be zoned commercial. Planner, Laura Smith handed out copies of the portion of the zoning map which included the Jenkins property and adjoining properties stating that the property directly across the street from Parcel 130.01 on Littleton Drive is zoned C-2.

ACTION

Mr. McEachern moved to recommend the rezoning of the property from R-1 to C-2. The motion was seconded by John Napier and approved unanimously.

REQUEST ROAD ACCEPTANCE OF PORTION OF MOUNTAIN DRIVE B IN AVALON SUBDIVISION

Copies of an aerial picture which showed a portion of Mountain Drive B were passed out. Ms. Smith stated that residents in the subdivision had been requesting that this portion of Mountain Drive B be accepted as a County Road. Although the road dead-ends and does not come to a T or Y, the end of the road extends to the last residence on the street. This section of road does not include a portion of Mountain Drive shown as the upper section of the road. The upper section of Mountain Drive (*not Mountain Drive B*) was platted as a private easement. County Road Superintendent, Eddie Simpson has recommended that the 850 linear feet of Mountain Drive B be accepted as a County Road. There was a discussion regarding trying to avoid the platting of dead-end streets. It was understood at that time, that more development would occur in this subdivision.

ACTION

Mr. McEachern moved to recommend accepting that portion of Mountain Drive B, which is .161 miles long and ends at address number 2201 and does not include the permanent easement, be accepted as a County Road. The motion was seconded by Mr. Brooks and approved unanimously.

ZONING RESOLUTION AMENDMENT, SECTION 7.030, BUILDING PERMITS

Ms. Smith handed out copies of a draft Zoning Resolution amendment which was written by Mr. Bowman, the County Attorney. She summarized that the goal of the amendment would be to prevent someone who had left unfinished developments in the County and who had no plans for finishing them, from obtaining a building permit. There was a discussion regarding who could deny a building permit, which would be the Building Official.

ACTION

Ed Lee moved to approve the zoning resolution amendment which was seconded by Mr. Brooks and approved unanimously.

SUBDIVISION REGULATIONS AMENDMENT, ARTICLE II, PROCEDURE FOR PLAT APPROVAL

Ms. Smith stated that Mr. Bowman had written an amendment to the Subdivision Regulations which was similar to the amendment to the Zoning Resolution in that a developer who had not completed the improvements in a previous subdivision and did not have an active bond or letter of credit with the County, and also had no plans for completion of improvements, would be denied plat approval. There was a discussion regarding the process for amending the subdivision regulations and a 30-day public hearing date is required and so no action would be taken at this time.

ACTION

Mr. Lee moved to place the amendment to the subdivision regulations, Article II on the October 20, 2015 Planning Commission meeting agenda. The motion was seconded by Barbara Cardwell and approved unanimously.

CODES DEPARTMENT BUILDING ACTIVITY REPORT FOR JULY 2015.

Codes Enforcement Director, Jim Jenkins read the Activity Report for July 2015. There were 35 permits issued with an estimated value of \$6,224,534, and \$22,302 in fees collected.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

County Commission approved the rezoning of property located at 6795 Hwy. 11 S., Greenback from C-1 Rural Center District to C-2 General Commercial District.

County Commission also approved acceptance of Eaton Village Trace located in Eaton Village Phase 1 and Phase 2 as a county road

Monty Ross reminded everyone that Gary Jacobs would be giving a presentation soon which would count towards continuing education and training hours.

ADJOURN

The meeting adjourned at 6:00 p.m.

Chairman

Date

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 AUGUST 18, 2015

Members Present	Members Absent	Others Present
Martin Brown, Chairman	Janis Terry	Ben Turner
Carlie McEachern		Susan Brackett(sp)
Jim Brooks		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforcement Dir.
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Martin Brown called the meeting to order at 6:10 p.m. and swore in two audience members who were to give testimony. The minutes of the July 21, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

SPECIAL EXCEPTION, REQUEST APPROVAL TO ALLOW NON-RUNNING VEHICLES TO BE ON PROPERTY, BEN TURNER, 841 FOSTER ROAD, LOUDON COUNTY TAX MAP 020, PARCEL 121.00, ZONED R-1

Codes Enforcement Director, Jim Jenkins had told Mr. Turner that junked cars were not a permitted use on the property. Mr. Turner stated that he did not have junked cars. He stated that he had six Subaru's on his property in different stages of repair. Mr. Turner stated that he works on the cars as a hobby and requests keeping six of the vehicles in an environmentally friendly manner. He stated that when the Special Exception sign went up on the property, he drafted a letter. He said that at any time he may have six vehicles or he may have none. Chairman Brown asked Mr. Turner if he gave the cars away when he worked on them, and Mr. Turner stated that he sold them to family and friends. He also stated that he had talked with the Department of Revenue and had been told that he could have five vehicles and not report it as having a business. He called it a hobby.

Ms. Susan Brackett(sp?), a resident of the neighborhood who lives on Foster Road had a petition with 41 signatures of residents who oppose the vehicles. She stated that in the letter Mr. Turner had drafted, he mentions scrap metal prices and selling. Ms. Brackett also stated that TDOT had regulations regarding junked cars and there were stormwater regulations as well. There was a discussion regarding barns, and garages and the visibility of the cars.

ACTION

Mr. McEachern moved to deny the request which was seconded by Jim Brooks and approved unanimously. The BZA then discussed a time limit for Mr. Turner to have the cars removed from the property.

ACTION

Mr. Brooks moved to grant Mr. Turner 60 days to have the cars moved from the property. The motion was seconded by Mr. Bright and approved unanimously.

ADJOURN

The meeting adjourned at 6:30 p.m.

Chairman

Date