



Loudon County Planning Department

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LOUDON COUNTY
REGIONAL PLANNING COMMISSION WORKSHOP
DECEMBER 19, 2017
4:00 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:00 p.m. on the MS4 Stormwater Management program, presented by Doyle Clabo, Sevier County Stormwater Management.

MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 19, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman	Andy Hamilton	Chrissy Gray
Carlie McEachern		Mark Bialik, GBS Eng.
Leon Shields		Don Brown
Pat Couk		Libby Brown
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		Jessica Burress
Jimmy Williams		Isaac Burress
Jim Brooks		
Ed Lee		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, John Napier called the meeting to order at 5:30 p.m., the pledge of allegiance was given and roll was called. The minutes of the November 21, 2017 meeting were unanimously approved on a motion by Ed Lee seconded by Adam Waller.

REZONING REQUEST FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN RESIDENTIAL DISTRICT, PROPERTY OWNER AND APPLICANT, ISAAC BURRESS, PROPERTY ADDRESS, 366 WHITE WING ROAD, LENOIR CITY, TN, TAX MAP 009L, GROUP A, PARCEL 004.00, APPROXIMATELY 1.72 ACRES, 5TH LEGISLATIVE DISTRICT

Mr. and Mrs. Burress were granted a special exception at the November 21, 2017 meeting (http://planningandcodes.loudoncounty-tn.gov/documents/meetings/LoudonCounty/2017/20171121_CORPCBZA_Minutes.pdf) of the Board of Zoning Appeals in order to build a new home on their property which is in the C-2, General Commercial District. The existing home had burned down and the Loudon County Zoning Resolution, Section 6.020, states that nonconforming buildings and uses may be rebuilt if damage is less than 50% of its fair market value immediately prior to damage. Mr. Burress stated that the property had always been used as a residence. It was recommended at the last meeting that they pursue rezoning of the property. As shown on the agenda attachment, property

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to the west of the Burress property is in the R-1, Suburban Residential District, as well as property to the south, across Hwy. 70. Adjacent to the property on the east side is the C-2 District, and property on the north side of White Wing Road is within the city limits of Lenoir City.

ACTION

Mr. Lee moved to recommend approval of the rezoning request which was seconded by Mr. Waller and approved unanimously.

SUBDIVISION PLAT, COMBINE 3 LOTS, APPLICANT, CARISSA GRAY, 392 STRANGE ROAD, TAX MAP 007N, GROUP B, PARCELS 005.00, 006.00, AND 007.00, APPROXIMATELY .69 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT

Ms. Gray stated that the existing house had burned and she wants to replace it with a modular home. The three existing lot lines are to be abandoned and combined for the proposed home. There was then a discussion regarding approving plats without all the required signatures, agreed to procedures from previous meetings and the process for plat approval.

ACTION

Carlie McEachern moved to approve the plat which was seconded by Jim Brooks and approved unanimously.

ZONING RESOLUTION AMENDMENT, SECTION 5.045, C-2, GENERAL COMMERCIAL DISTRICT, B. PERMITTED USES, 18. GOVERNMENTAL BUILDINGS AND EMERGENCY SERVICES FACILITIES

Ms. Smith stated that although the Zoning Resolution permits governmental buildings in the C-1, Rural Center District, they are not listed in the C-2, General Commercial District and recommended that governmental buildings and emergency services facilities be added as permitted uses in the C-2 District.

ACTION

Mr. McEachern moved to approve the amendment which was seconded by Ryan Bright and approved unanimously.

MEETING DATES FOR 2018

The Planning Commission meeting dates were presented and discussed.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

n/a

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2017 (SEE ATTACHED)

The November 2017 building activity summary was attached.

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith presented copies of the Annual Summary to the Planning Commission. Information from July 2016 through December 2017 was compiled which showed the numbers of meetings held, agenda items reviewed, plats approved and training hours received. Ms. Smith also reported on the number of new lots that were created in the time frame and site plans approved. The long range planning goals are to complete the review of the Zoning Resolution for proposed amendments, continue to ensure training hours are obtained and review any strategic planning items that may arise.

ADJOURN

The meeting adjourned at 5:55 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS DECEMBER 19, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Mark Bialik, GBS Eng.
Ryan Bright		Donathan Brown
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Jim Brooks		

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:00 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the November 21, 2017 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

SPECIAL EXCEPTION FOR STORAGE/FACILITIES, SOUTHEAST BANK, 1391 GLADSTONE RD., TAX MAP 007A, GROUP A, PARCEL 009.00, APPLICANT, MARK BIALIK, GBS ENGINEERING, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 2.0 ACRES

Mark Bialik, with GBS Engineering stated that SouthEast Bank proposes a facilities building. The bank will store documents and they would do marketing and maintenance for their facilities. There would be 3 employees. Chairman McEachern noted that a special exception would be for the bank only, not a future potential owner.

ACTION

Mr. Napier moved to approve the special exception which was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION FOR WORKSHOP IN FRONT YARD, APPLICANT, DONATHAN BROWN, 3180 JACKSON BEND ROAD, TAX MAP 027, PARCEL 120.01, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Brown proposes building a workshop in the front yard of his property. The building would be approximately 26' x 40' in size and would be 350' to 400' from Jackson Bend Road. Mr. Brown stated that he had applied for a permit and when Building Inspector, Frank Kunselman saw the location of the workshop, he told Mr. Brown it could not be located in the front yard.

ACTION

Jim Brooks moved to approve the special exception which was seconded by Mr. McEachern and approved unanimously.

MEETING DATES FOR 2018

A list of meeting dates for 2018 was distributed. Chairman McEachern stated he would not be at the January meeting. Mr. Bright moved to approve the 2018 meeting dates which was seconded by Chairman McEachern and approved unanimously.

ADJOURN

The meeting adjourned at 6:05 p.m.

Chairman

Date