



Loudon County Planning Department

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MINUTES
 LOUDON COUNTY REGIONAL PLANNING COMMISSION
 MEETING
 JANUARY 23, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Leon Shields	Jimmy Hill
Carlie McEachern	Jim Brooks	David C. Burgess
Andy Hamilton	Ed Lee	Brandon Bournes
Pat Couk		Thomas Osborne
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		
Jimmy Williams		

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 the roll was called. The minutes of the December 19, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Adam Waller.

REZONING REQUEST, FROM A-2, RURAL RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT, PUD OVERLAY TO R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY FOR 2.5 UNITS PER ACRE, APPLICANT RICHARD LEMAY FOR PROPERTY OWNER, STEPHEN HAAG, 4607 BEALS CHAPEL ROAD, HIRSTWOOD DUPLEX, TAX MAP 016, PARCEL 397, APPROXIMATELY 3.3 ACRES

Surveyor, Richard LeMay was present with property owner, Stephen Haag to request rezoning of the property from A-2, Rural Residential District, PUD Overlay to R-1, Suburban Residential District, PUD Overlay with a density of 2.5 units per acre. There are currently 3-duplexes on the property, or 6 units, and Mr. Haag would like to add another duplex and single family unit, but at least the duplex and requests an increase in the density per acre. There was a discussion regarding density permitted in the A-2 and R-1 districts. With 3.3 acres at a density of 2.5 units per acre, the maximum density would be 8.25 units or 4 duplexes and an additional duplex could be added.

ACTION

Mr. Waller moved to approve the rezoning request to A-2, PUD with density of 2.5 units per acre. The motion was seconded by Mr. McEachern and approved unanimously.

SUBDIVISION PLAT TO COMBINE 5-LOTS INTO 1-LOT, APPLICANT, JAMES HILL, SURVEYOR FOR PROPERTY OWNERS, DAVID AND CATHY BURGESS, 2512 LAKELAND DRIVE, TAX MAP 022G, GROUP A, PARCELS 001.00, 002.00, AND 003.00 AND TAX MAP 022, PARCELS 057.00 AND 059.01, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 3.97 ACRES

Mr. and Mrs. Burgess request combing the five lots they own on Lakeland Drive into one lot. They have a buyer for the property who would like to build a home. The right-of-way for Lakeland Drive is 50' and the plat shows the property line on the north side of the property at 25' from the center line of the road. The property on the south side of the lot is an approximate 10' x 60' strip so would like to keep that property line as platted, approximately 10' from the center line of the road.

ACTION

Mr. Waller moved to approve as platted which was seconded by Pam McNew and approved unanimously.

ANNUAL MEETING, ELECTION OF OFFICERS

Mr. Waller moved to re-elect John Napier as Chairman, Ryan Bright as Vice Chairman, and Pam McNew as Secretary for another year. The motion was seconded by Jimmy Williams and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith reported on the rezoning on Clear Branch Road that was approved by County Commission.

DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2017 (ATTACHED) AND REPORT ON TOTAL BUILDING PERMITS ISSUED FOR 2017 (ATTACHED)

The building activity summary for December 2017 was provided and a report on total building permits issued in 2017 was provided by Mr. Jenkins with a breakdown of the number and type of permit issued within each legislative district.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith stated that one letter of credit had been renewed for another year. There was a discussion regarding costs for road improvements and Ms. Smith said she would get more information from Mr. Simpson, the Road Superintendent.

ADJOURNMENT

The meeting adjourned at 6:10 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS JANUARY 23, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman	Leon Shields	Brandon Bournes, Vulcan Materials
Ryan Bright	Jim Brooks	Thomas Osborne, Vulcan Materials
John Napier		Jim Jenkins, Codes Enforcement
		Laura Smith, Planning Department

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:10 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the December 19, 2017 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

ANNUAL REVIEW, VULCAN MATERIALS, JILL DOWNER, MANAGER, GEOLOGIC SERVICES, INCREASING ACTIVITY AREA FROM 40.5 ACRES TO 44.0 ACRES, AND INCREASING BOND AMOUNT

Brandon Bournes and Thomas Osborne from Vulcan Materials presented an annual review of quarry operations and the plans for 2018 which are for some topsoil and clay overburden removal to take place south of the existing activity footprint with an additional 3.5 acres to be affected. The proposed activity is within the mining setback. There is also a request to increase the existing bond amount of \$405,000 to \$440,000 for the additional activity footprint.

ACTION

Mr. McEachern moved to approve the annual review and the increase in the bond amount. The motion was seconded by Mr. Bright and approved unanimously.

ANNUAL MEETING, ELECTION OF OFFICERS

Mr. Napier moved to re-elect Carlie McEachern as Chairman and Jim Brooks as Vice Chairman, and to elect Leon Shields as Secretary. The motion was seconded by Mr. McEachern and approved unanimously.

ADJOURN

The meeting adjourned at 6:20 p.m.

Chairman

Date

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