



Loudon County Planning Department

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CONTINUING EDUCATION/TRAINING WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION JUNE 18, 2019 4:30 P.M.

The Loudon County Regional Planning Commission held a continuing education/training workshop at 4:30 p.m. The topic was on “Firewise,” facilitated by Leon Konz, Wildfire Mitigation Specialist. The workshop counted towards the training hours the commission is required to have for the calendar year.

MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION JUNE 18, 2019 5:30 P.M.

Members Present	Members Absent	Others Present
Leon Shields	Mark White	Audience Members
Pat Couk	Pam McNew, Secretary	Ron Hutson
Ed Lee	John Napier, Chairman	Laura Smith, Planner
Jim Brooks		Jim Jenkins, Codes Enforce.
Andy Hamilton		Arlin Gurley
Jimmy Williams		Mike O’Hara
Carlie McEachern		
Ryan Bright		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE, ROLL CALL AND APPROVAL OF MINUTES FROM APRIL 16, 2019 MEETING

Vice Chairman, Ryan Bright called the meeting to order at 5:30 p.m., the Pledge of Allegiance given and roll was called. The minutes of the May 21, 2019 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jim Brooks.

SITE PLAN FOR PROPOSED STORAGE FACILITY, APPLICANT, ARLIN GURLEY, PROPERTY OWNERS, JAMES AND DOROTHY CLEVELAND, C&A PROPERTIES, 16300 AND 16350 HOTCHKISS VALLEY RD., TAX MAP 024 PARCEL 037.00 AND 038.00, C-2 GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 9.27 ACRES;

Arlin Gurley presented site plan to commissioners and Ms. Smith noted lacked items on the site plan.

ACTION

Mr. McEachern moved to approve the site plan subject to obtaining the lacked items which was seconded by Ed Lee and approved unanimously.

REZONING REQUEST FROM A-1 AGRICULTURAL- FORESTRY DISTRICT, TO C-1 RURAL CENTER DISTRICT, APPLICANT AND OWNER, MIKE O'HARA, O'HARA PROPERTIES, INC., 25884 HWY 321, TAX MAP 044 PARCEL 045.01, APPROXIMATELY 3.64 ACRES;

Mike O'Hara introduced business owner from Blount County who wants to move business to Loudon County. Mr. O'Hara requests rezoning 2.185 acres and the proposed use is a fiberglass repair business. The building would be 60'x 120' in size. There was a discussion of the location of properties zoned C-1 which are down further on Hwy 321 and Ms. Smith reviewed permitted uses in the C-1 Rural Center District.

ACTION

Mr. McEachern moved to recommend the rezoning which was seconded by Mr. Brooks and approved unanimously.

DISCUSSION OF ZONING RESOLUTION TO INCLUDE; ELECTRONIC SIGNS, MESSAGE SIGNS, ON PREMISE FIREWORK SALES;

There was a discussion regarding workshops involving the public to receive feedback and interest in reviewing the zoning resolution. Support from the planning commission is important to address specific issues and small committees might be a benefit to review those specific issues. Mr. McEachern recommended starting workshops this fall and Mr. Lee noted that they should be specific subjects. Mr. Bright suggested having media announcements using newspapers and social media. Mr. Jenkins added that it was important to put standards in place, such as for signs in residential areas. The consensus of the commission was to move forward with the workshops in the fall.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS;

Commissioner Satterfield read Planning Commission recommended Resolutions at the Loudon County Workshop meeting.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY 2019

The building activity summary was attached.

ADDITIONAL PUBLIC COMMENTS;

None

UPDATE FROM PLANNING DEPARTMENT;

Newly appointed commissioner, Mike Waller was introduced, who will be replacing Mark White on the Planning Commission starting at the July 2019 meeting.

ADJOURN;

6:10 p.m.


Chairman

7-16-2019
Date



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Minutes
 LOUDON COUNTY BOARD OF ZONING APPEALS
 June 18, 2019
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Leon Shields	John Napier, Chairman	Audience Members
Jim Brooks		Ron Hutson
Carlie McEachern		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforce.
		Scott Johnson
		Glenn Wilson
		C. A. Wilson

CALL TO ORDER AND PLEDGE OF ALLEGIANCE, ROLL CALL AND APPROVAL OF MINUTES FROM APRIL 16, 2019 MEETING;

Carlie McEachern called the meeting to order at 6:15p.m. and audience members who wanted to speak were sworn in, and roll was called.

VARIANCE REQUEST TO BUILD COVERED PORCH, APPLICANT AND PROPERTY OWNER, SONJA FRYE, 1151 OLD SPEARS RD., TAX MAP 022, PARCEL 085.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 0.50 ACRES;

No one present for second month.

ACTION

Motion to take item off the table and deny by Carlie McEachern, seconded by Leon Shields, and approved unanimously.

VARIANCE REQUEST TO SUBDIVIDE PROPERTY TO CREATE LOTS WHICH LACK LOT WIDTH MINIMUMS, VARIANCES FROM SIDE SETBACKS, VARIANCES FOR SEPTIC RESERVE ON ADJACENT LOTS, APPLICANT, M. SCOTT JOHNSON, PROPERTY OWNER, DAVID T. BARRY, 24450 BEALS CHAPEL ROAD, TAX MAP 028 PARCEL 035.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 1.15 ACRES;

Scott Johnson explained he spent three to four months working on this request, the lot may be eligible for city water, Leon Shields stated that LCUB may acquire and water may be available in the future. Mr. Johnson stated the neighbors may want it too. Chairman McEachern stated that the regulations prevent approval because of the lacked items. There was discussion of purchasing additional land so commission agreed to table for three months.

ACTION

Carlie McEachern made motion to table the item for three months which was seconded by Leon Shields and unanimously approved.

SPECIAL EXCEPTION FOR ELECTRONIC MESSAGE CENTER, APPLICANT, FRITZ THUMLER, PROPERTY OWNER, HEARTLAND WORSHIP CENTER, 160 HARRISON RD., TAX MAP 0150, GROUP A, PARCEL 015.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 1.00 ACRE;

Withdrawn by applicant.

SPECIAL EXCEPTION TO CONVERT STRUCTURE FROM ANIMAL TO HUMAN CREMATORY, APPLICANT, GLENN WILSON, PROPERTY OWNER, LENOIR CITY CEMETERY, 283 MONUMENT ST., TAX MAP 022E, GROUP A, PARCEL 022.00, C-2 GENERAL COMMERCIAL DISTRICT, APPROXIMATELY .96 ACRES;

Glenn Wilson, explained changing from animal retort to a human retort which is the same size as the animal retort and no building modifications are proposed.

ACTION

Motion made to approve by Leon Shields, seconded by Jim Brooks and unanimously approved.

SPECIAL EXCEPTION FOR PUD OVERLAY, APPLICANT, RODNEY PHILLIPS, PROPERTY OWNER, CAPITAL COMMERCIAL, 7431 HWY. 411, TAX MAP 084 PARCEL 044.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 32.45 ACRES;

ACTION

Carlie McEachern moved to table the request, seconded by Leon Shields which was unanimously approved.

ADDITIONAL PUBLIC COMMENTS:

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION:

None

ADJOURN:

The meeting adjourned at 6:55 p.m.


7-16-2019