



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 17, 2019
5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields	Ed Lee	Ron Hutson
Jimmy Williams		Laura Smith, Planner
Andy Hamilton		Jim Jenkins, Codes Enforce.
Jim Brooks		Audience Members
John Napier, Chairman		Noah Myers
Carlie McEachern		Chasey Hachmann
Ryan Bright		Rusty Baksa
Pam McNew, Secretary		Mike O'Hara
Mike Waller		
Pat Couk		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM.

ROLL CALL AND APPROVAL OF MINUTES FROM NOVEMBER 19, 2019 MEETING

Roll was called and a motion was made to approve the previous months' minutes by Mike Waller, seconded by Carlie McEachern and unanimously approved.

REZONING REQUEST, APPLICANT AND PROPERTY OWNER, NOAH MYERS, 6372 WALLER FERRY RD., REZONE FROM R-1, SUBURBAN RESIDENTIAL DISTRICT, TO A-2, RURAL RESIDENTIAL DISTRICT, TAX MAP 005, PARCEL 105.00, APPROXIMATELY 17.4 ACRES

Noah Myers stated that someone wanted to buy the property and the agricultural zoning would meet the needs of the business owner to operate a landscaping operation. He stated that there is more room for growth compared to their current location. Resident, Travis Ward stated he has concerns about the landscape business creating more traffic on the road. Mr. Myers responded that any type of agricultural business would create more traffic. There was a brief discussion regarding the aquaponics property.

ACTION

A motion was made to approve by Jim Brooks. Neighboring resident, Kelly Ward stated that she was concerned with a driveway and showed pictures of the area. She stated that she had been trying to purchase a portion of the property. The motion was then seconded by Leon Shields and approved unanimously.

CHASEY HACHMANN, CATTLEMAN'S DRIVE, REQUEST VACATING UNOPENED, UNIMPROVED PORTION OF RIGHT-OF-WAY AT END OF CATTLEMANS DR., APPROXIMATELY 50' WIDE BY 250' IN LENGTH

Chasey Hachmann stated there was a misunderstanding regarding a right-of-way and that her grandfather had owned it since 1976 and it belongs to her family. Ms. Smith summarized the County Road Superintendent recommendation to remove the unimproved portion of the right-of-way. She stated that when a right-of-way is closed, a survey should show that the area is divided among the adjacent property owners. David Hawk spoke about the ownership of the property in question. Mr. Hawk and Ms. Hachmann voiced their disagreement with each.

ACTION

A motion was then made to table until the January 2020 meeting by Mike Waller so that more information could be obtained. The motion was seconded by Jim Brooks and unanimously approved.

SUBDIVISION PLAT TO DIVIDE ONE PARCEL INTO THREE PARCELS, APPLICANT, RUSTY BAKSA, PROPERTY OWNERS, RANDY AND DEBRA SPARKS, 14574 HWY. 70 E., TAX MAP 007, PARCEL 083.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 4.98 ACRES

Rusty Baksa was present to request subdividing the property into 3 lots. Mr. Baksa stated that a note will be added that in case the well house were destroyed or demolished, it could not be rebuilt unless it met zoning requirements. He also stated that the existing concrete will not affect any proposed dwelling and a note will also be added that property owners maintain the existing natural drainage way. Ms. Smith stated that the plat met the requirements and recommended approval with the notes discussed added to the plat.

ACTION

A motion was made to approve by Mr. McEachern subject to the additional notes which was seconded by Mr. Waller and unanimously approved.

RESOLUTION TO AMEND GREENBACK FLOODPLAIN ZONING ORDINANCE, JIM JENKINS, LOUDON COUNTY CODES ENFORCEMENT DIRECTOR AND FLOODPLAIN ADMINISTRATOR.

Mr. Jenkins summarized that the State of Tennessee, NFIP Coordinator, Amy Miller had met with him and went over the updated regulations that the County and Greenback would have to adopt in order to remain in compliance with the FEMA, National Flood Insurance Program.

ACTION

Mr. Brooks moved to approve the amended Greenback resolution which was seconded by Pam McNew and approved unanimously.

RESOLUTION TO AMEND LOUDON COUNTY FLOOD DAMAGE PREVENTION RESOLUTION, JIM JENKINS, LOUDON COUNTY CODES ENFORCEMENT DIRECTOR AND FLOODPLAIN ADMINISTRATOR.

As it is with Greenbacks' resolution, the Countys' floodplain resolution has to be updated too.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. Waller and unanimously approved.

PLANNING COMMISSION MEETING CALENDAR FOR 2020

Ms. McNew moved to approve the meeting dates for 2020 which was seconded by Mr. McEachern and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR NOVEMBER 2019 (ATTACHED)

The November 2019 Building Activity Summary was attached.

ADDITIONAL PUBLIC COMMENTS

Mike O'Hara requested to be added to the agenda with a site plan. If not today, he requests to be placed on the January 2020 Planning Commission agenda.

ACTION

A motion was made to deny request to be added today by Mr. Brooks, seconded by Ms. McNew and unanimously approved.

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Chairman

Date



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
DECEMBER 17, 2019
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Leon Shields		Audience Members
John Napier		Ron Hutson
Carlie McEachern, Chairman		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforce.
Jim Brooks		Eric Pasternak
		Robert Pasternak
		Ben Mullins

CALL TO ORDER

Carlie McEachern, Chairman called the meeting to order at 5:40 PM.

ROLL CALL AND SWEARING IN ALL WITNESSES

Roll was called and Chairman McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM NOVEMBER 19, 2019 MEETING

A motion was made to approve the previous months' minutes by Jim Brooks, seconded by Leon Shields and unanimously approved.

VARIANCE REQUEST TO REDUCE FRONT YARD SETBACK BY 7', APPLICANT, ERIC AND ROBERT PASTERNAK. PROPERTY OWNERS, R & E VENTURES LLC, 254 HATTERAS CIR., R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY, TAX MAP 010F, GROUP A, PARCEL 083.00

Eric Pasternak has built spec. houses for five years. He purchased the lot and house plan thinking it had a 25' front setback and it actually has a 30' setback. He tried to find a different plan to fit the setback requirements. He modified the plan so that there was no front porch roof, but didn't realize the stoop has to be 30' from front too. The planned house is 2,200 sq. ft. if front porch is removed. The house needs approximately 3.5' variance for the front porch which will not be seen by the neighbors. Mr. Pasternak does not have a letter but has verbal approval from Ed Loy, Chairman of the HOA, to build with the front setback variance.

ACTION

A motion was made to approve a 4' variance by Jim Brooks subject to an approval letter from the HOA Chair for the variance which was seconded by Ryan Bright and unanimously approved.

VARIANCE REQUEST TO OPERATE LANDSCAPE BUSINESS, APPLICANT, DARREN LLOYD, PROPERTY OWNER, RIVERROCK PROPERTIES, LLC, 17887 MARTEL RD., A-2, RURAL RESIDENTIAL DISTRICT, TAX MAP 016, PARCEL 162.00, APPROXIMATELY 1.56 ACRES

Since March 2019, Mr. Jenkins has been working with Mr. Lloyd to remove his business from the property. Ben Mullins stated he was working with Mr. Lloyd and said he has spoken with the County attorney and checked State Law. They are asking for time to find another location for the business. Mr. Napier asked Mr. Jenkins about the nature of the complaint. Mr. Jenkins summarized the communication he's had with Mr. Lloyd. He received a complaint on March 21, 2019 and sent a letter to Mr. Lloyd that the use was not permitted on the property and the letter was returned. He left his contact information and received calls from Mr. Lloyd who had said he would be gone by Oct. 15, 2019. On November 18th Mr. Lloyd stated that he was purchasing another piece of property and needed until spring to move. At that point, Mr. Jenkins communicated to him that he would have to appeal to the BZA. Mr. Lloyd stated that his parents have owned the property since 2012 and that there had been a garage there years ago.

ACTION

A motion was made by Mr. Brooks to give Mr. Lloyd until May 31, 2020 to remove the business from the property which was seconded by Mr. Shields and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 6:25 PM.

Chairman

Date