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
JUNE 16, 2020
5:30 p.m.

Members Present	Members Absent	Others Present
Andy Hamilton	Jimmy Williams	Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Ron Hutson, Planning
Pat Couk		Audience Members
Mike Waller		Alison Mencer
Jim Brooks		Miles Mencer
John Napier, Chairman		Arlin Gurley
Carlie McEachern		Jasper Brogan
Ryan Bright		Jacqueline Croft
		Stephen Croft
		Scott Creasey

CALL TO ORDER AND PLEDGE OF ALLEGIANCE
Chairman, John Napier, called the meeting to order at 5:30 PM. Mr. Napier stated for the safety of all in attendance, once a representative speaks to an agenda item, they may leave the meeting room.

ROLL CALL AND APPROVAL OF MINUTES FROM MAY19, 2020 MEETING
Roll was called and a motion was made to approve the previous months' minutes by Carlie McEachern, seconded by Jim Brooks and unanimously approved.

SUBDIVISION REQUEST TO DIVIDE 1 PARCEL INTO 3 PARCELS, APPLICANT AND PROPERTY OWNERS, STEPHEN AND JACQUELENE CROFT, 12749 TANGLEWOOD DR., TAX MAP 017B GROUP A PARCEL 023.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 5.7 ACRES
Stephen Croft stated we no longer are riding horses so they no longer need the just one parcel. Several people have asked if they could sell a parcel for them to build a house on. There is sewer available to the created parcels. Mr. Jenkins that everything appears to be in order.

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

SUBDIVISION PRELIMINARY PLAT, APPLICANT AND PROPERTY OWNER, MARK WHITE, 8950 DAVIS FERRY RD., TAX MAP 042 PARCEL 073.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 55.7 ACRES

Mark White each parcel is 125' to 150' wide with no drainage issues. Mr. Jenkins stated a soil scientist must core drill for perk capabilities. There must be approval from the DOT for road connection. There are no other issues on the preliminary plat.

ACTION

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

SUBDIVISION FINAL PLAT TO COMBINE 4 PARCELS INTO 1 PARCEL, APPLICANT AND PROPERTY OWNER, BARRY CUSICK, 18332 HWY. 11, TAX MAP 007 PARCELS 148.00, 149.00, 150.00, 151.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 2.3 ACRES

Barry Cusick wants to build a storage shed 24'X32' to store personal items one the parcels are combined. Mr. Jenkins stated that everything looks good.

ACTION

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

REZONING REQUEST FROM A-1 AGRICULTURE-FORESTRY DISTRICT TO M-1 GENERAL INDUSTRIAL DISTRICT, APPLICANT AND PROPERTY OWNER, JASPER CONNER BROGAN, 16250 EL CAMINO LN., TAX MAP 006 PARCEL 021.01, APPROXIMATELY 12.0 ACRES

Mr. Jenkins stated that wood processing business is permitted in M-1 zoning districts and is best suited for this type business. Everything appears to be in order. Jasper Brogan would like to build a pole barn to store mulch.

ACTION

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

REZONING REQUEST FROM R-1 SUBURBAN RESIDENTIAL DISTRICT TO R-1/PUD OVERLAY, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, APPLICANT, BROOK HORNE, PROPERTY OWNER, HORNE PROPERTIES INC.,19666 HWY. 11 AT OLD STAGE RD., TAX MAP 007 PARCEL 062.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 8.7 ACRES

Brooke Horne, applicant withdrew the request.

ACTION

A motion was made to postpone until the next meeting.

SUBDIVISION REPLAT REQUEST, APPLICANT, CHRISTIAN MEDDERS, PROPERTY OWNER, ROY LYNN GOODWIN JR., 12921 & 23457 STEEKEE RD., TAX MAP 049 PARCEL 213.00 AND TAX MAP 057 PARCELS 038.00 & 039.00 A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 9.2 ACRES
Mr. Goodwin stated his father-in-law is giving him additional land. Mr. Jenkins stated that everything on the plat is in order. All the property is connected.

ACTION
A motion was made to approve by Mr. McEachern, seconded by Pam McNew, and unanimously approved.

SITE PLAN REQUEST, APPLICANT, ERIC NELSON, PROPERTY OWNER, JOHN TUCK, HWY. 321 AT 194 HARMON LN., TAX MAP 009E GROUP B PARCELS 006.00 & 007.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 0.66 ACRES
John Tuck We removed the old house about a year ago. The plan is to build a metal building for commercial use. Mr. Tuck presented a site plan to the commissioners to pass around. Mr. Jenkins stated the lots should be combined and will build a shell building. Mr. Tuck stated there are plenty of permitted uses in the C-2 zoning district.

ACTION
A motion was made to approve by Mr. McEachern, seconded by Mr. Bright, and unanimously approved.

SITE PLAN AMENDMENT, APPLICANT, ARLIN GURLEY, PROPERTY OWNER, PAC MANAGEMENT, LLC., SUGAR LIMB MINI STORAGE, 16300 & 16350 HOTCHKISS VALLEY RD., TAX MAP 024 PARCELS 037.00 & 038.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 9.2 ACRES
Arlin Gurley stated there were changes made to the final plat. Mr. Jenkins stated that the SWPP plan must be submitted and two buildings were added. Everything is in order. Mr. Gurley's engineer stated that it has be verbally approved but not submitted yet.

ACTION
A motion was made by Mr. McEachern, seconded by Mr. Brooks, and unanimously approved.

SUBDIVISION PLAT AND SHARED DRIVEWAY REQUEST, APPLICANT, JAMES LOVEDAY, PROPERTY OWNER, WILBERT F. WALKER (FREDDIE), 1181 MORTON RD., TAX MAP 011 PARCEL 278.00, APPROXIMATELY, 5.8 ACRES
Nobody present at meeting.

ACTION
A motion was made to table until next meeting by Mr. Brooks, seconded by Mr. McEachern, and unanimously approved.

RESOLUTION AMENDMENT, SECTION 5.043, R-1, SUBURBAN RESIDENTIAL DISTRICT, LOUDON COUNTY REGIONAL PLANNING COMMISSION WORKSHOP

ACTION
Jim Jenkins, Codes Enforcement/Interim Planner, distributed possible amendments to the Loudon County Zoning Resolution, Section 5.043, R-1, Suburban Residential District. Mr. Jenkins stated the moratorium on Multi-family housing expires at the end of August 2020. The amendments were reviewed by the Planning Commissioners. A motion was made to approve the amendments by Mr. McEachern, seconded by Mr. Waller, and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS
None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY, 2020 ATTACHED)
No comment

ADDITIONAL PUBLIC COMMENTS
None

UPDATE FROM PLANNING DEPARTMENT
None

ADJOURNMENT
Adjourned at 5:50 PM

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
JUNE 16, 2020
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Jim Jenkins, Codes Enforcement
John Napier		Ron Hutson, Planning
Ryan Bright		Scott Creasey
Jim Brooks		Alison Mencer
Leon Shields		Miles Mencer
		Christine Guardado
		Barry Cusick

CALL TO ORDER
Carlie McEachern, Chairman called to order at 5:55 PM

ROLL CALL AND SWEARING IN ALL WITNESSES
Ron Hutson conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM MAY 19, 2020 MEETING
A motion was made to approve minutes by Mr. Shields, seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO REDUCE SIDE SETBACKS BY 5', APPLICANT, SCOTT AND GAYLA CREASEY, PROPERTY OWNER, SALLY B. COHEN, COULTER SHOALS CIRCLE, TAX MAP 022F GROUP A PARCEL 012.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 0.57 ACRES
Scott Creasey stated the property is 144' off the back off the property. Need to push the house back and will only need reduce by a 5' variance on each side.

ACTION
A motion was made to approve by Mr. Napier, seconded by Mr. Bright, and unanimously approved.

VARIANCE REQUEST TO BUILD 30'X 30' GARAGE IN FRONT YARD, APPLICANT AND PROPERTY OWNER, MILES MENCER, 2109 LAKE POINT DR., TAX MAP 017N GROUP A PARCEL 003.00, A-2 RURAL RESIDENTIAL DISTRICT

Miles Mencer stated the original plan was to attach the garage to the house but decided to move it due to the reduce size of the property. Mr. Shields stated he is familiar with the property and that there is a hardship based upon the property size.

ACTION

A motion was made to approve by Leon Shields, seconded by Jim Brooks, and unanimously approved.

VARIANCE REQUEST TO CHANGE LOT SIZE, APPLICANT AND PROPERTY OWNER, CHRISTINE GUARDADO, 306 RIVERVIEW RD., TAX MAP 026G GROUP C PARCELS 027.00 028.00, & 029.00, 030.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.22 ACRES

Christine Guardado one section has a mobile home on it which we rent. We want to place another small mobile home on the other lot to rent. Mr. Jenkins stated the request is to create two lots instead of four lots.

ACTION

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

VARIANCE REQUEST TO BUILD A GARAGE IN FRONT YARD, APPLICANT AND PROPERTY OWNER, BARRY CUSICK, 18332 HWY. 11, TAX MAP 007 PARCELS 148.00, 149.00, 150.00, 151.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 2.3 ACRES

Barry Cusick stated the garage doors will face Hwy. 11. Mr. Jenkins stated that he has two front yards.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:10 PM

_____ _____

Chairman Date