Loudon County
Planning Department

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MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
OCTOBER 20, 2020
5:30 p.m.

Members Present	Members Absent	Others Present
Jimmy Williams	Andy Hamilton	Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Ron Hutson, Planning
Pat Couk		Greg Montooth, Planning
Mike Waller		Greg Ailshie
Jim Brooks		Glenn Wilson
John Napier, Chairman		David M. Cross
Carlie McEachern		Deborah Rossi
Keith Buckles		Stewart Rossi
Leon Shields		Richard LeMay
Ryan Bright		John Cook
		Bill Satterfield
		Terry Romans
		David Williams
		Darlene Bivens
		Mark Johnson

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 SEPTEMBER 15, 2020 MEETING
Roll was called and a motion was made to approve the September minutes by Mr. McEachern, seconded by Mrs. McNew and unanimously approved.

SITE PLAN REQUEST FOR ONE LOT, APPLICANT, GREG AILSHIE, PROPERTY OWNERS, G. CAIRA, LLC. AND GREG AILSHIE, 490 CENTER CROSS LN., TAX MAP 007A, GROUP A, PARCEL 014, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.4 ACRES
Mr. Ailshie stated it is a spec warehouse. Mr. Jenkins stated the development has one detention pond designed for the whole development. There are still parking to be completed but all seems to be in order.

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

SITE PLAN REQUEST FOR ONE LOT, APPLICANT, GREG AILSHIE, PROPERTY OWNERS, G. CAIRA, LLC., AND GREG AILSHIE, 499 CENTER CROSS LN., TAX MAP 007A, GROUP A, PARCEL 015, C-2 GENERAL COMMERCIAL DISTRICT; APPROXIMATELY 1.6 ACRES
Mr. Jenkins stated this is much the same as the earlier request except for the loading dock entry and parking entry requires a 25' distance between the two accesses. The property is located at a cul-de-sac so there should not be any cross traffic and probably does not pose a hazard.

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

SITE PLAN COMMERCIAL REQUEST, APPLICANT AND PROPERTY OWNER, GLENN WILSON, 283 MONUMENT ST., TAX MAP 021H, PARCEL 022.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY .96 ACRES
Mr. Wilson stated the former tenant moved out and told him there is water leak on the back wall. The wall was about to collapse. He decided to build a new building. He showed Mr. Jenkins photographs of the back wall.

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

SUBDIVISION REQUEST PRELIMINARY, MILLERS LANDING, APPLICANT, DAVID HARBIN, PROPERTY OWNERS, DAVID M. AND ALVIN CROSS, BLUE HERON DR., TAX MAP 028 PARCEL 032.00, R-1, SUBURBAN RESIDENTIAL DISTRICT; APPROXIMATELY 30 ACRES
Mr. Harbin stated he is the engineer and surveyor for the project. This project is adding 22 units in the Miller's Landing subdivision. This additional phase will extend Blue Heron Drive and include another cul-de-sac. Public water and underground electric are proposed. The soil should be approved for sewer by the health department. There will be two detention basins built. No sidewalks are proposed. Mr. Cross stated that this parcel was not in the original Miller's Landing subdivision. Mr. Harbin states that the extension is to be a complement to the original Miller's landing subdivision. We are using local builders. We are calling this extension Phase IV of Miller's Landing. Mr. Jenkins stated that except the question of cul-de-sacs, everything is in order.

ACTION
A motion was made to approve by Mr. Brooks, seconded by Mr. McEachern, vote count; 9 yes, 1 no, motion passed.

SUBDIVISION REQUEST FOR THREE PARCELS, APPLICANT, BATSON, HINES, NOVELL, AND POE, OWNER, DEBORAH AND STEWART ROSSI, YELLOWWOOD LN., TAX MAP 051B PARCELS 008.03, 018.00, 019.00, AND 020.00, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 12.5 ACRES

Mrs. Rossi explained this is a lot line change. The geo-thermal is on the large piece of property and is the reason for the lot line change. The request was to move the property line not to create an easement. The old 2007 survey was incorrect, so Bates and Hines corrected the error on the old survey. Mr. Jenkins stated that all lots in this subdivision are zoned PUD. Everything appears to be in order.

ACTION

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

SUBDIVISION REQUEST FINAL, APPLICANT, JAMES LOVEDAY, PROPERTY OWNER, HERITAGE LAND DEVELOPMENT PARTNERS, LLC., W. CHATUGA DR., TAX MAP 068 PARCELS 024.02, 024.04, 024.05, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY, APPROXIMATELY 11.9 ACRES

Mr. Jenkins stated the request has been withdrawn.

ACTION

Item was withdrawn by applicant.

SUBDIVISION REQUEST FINAL, THE GROVE AT BEALS CHAPEL, APPLICANT AND PROPERTY OWNERS, HERITAGE LAND DEVELOPMENT, 1025 BEALS CHAPEL RD., TAX MAP 016 PARCEL 214.10, R-1/PUD/F1, SUBURBAN RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT WITH OVERLAY, FLOODWAY DISTRICT, APPROXIMATELY 28.4 ACRES

Mr. Cook stated we have everything is completed in this subdivision. Mr. Jenkins stated the stormwater has been corrected and a hammerhead was removed as required. The turn-a-round is large enough for a fire engine to turn around. Everything is in order. Josh Frazer, TDEC representative reported that everything in is compliance with state requirements. The rest of the project is under control of the state environmental department until the last house is completed.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Accepted the roads for Stone Crossing and request for rezoning on Hwy. 411 in Greenback. The Planning Commission denied the request to rezone but the Commission approved it.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2020 (ATTACHED)

No comment

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT
None

ADJOURNMENT
Adjourned at 5:45 PM

Chairman

Date

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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
OCTOBER 20, 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
Jim Brooks		Greg Montooth, Planning
Leon Shields		Royal Sampson
Ryan Bright		Randall Sampson
		Aaron Sampson
		Glenn Wilson
		Clint Davis
		Randall Norton
		Connie Norton
		Scott Wilson
		Michael Walters
		Alex Lawhead

CALL TO ORDER
Carlie McEachern, Chairman called to order at 6:00 PM

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

APPROVAL OF MINUTES FROM SEPTEMBER 15, 2020 MEETING
A motion was made to approve September minutes by Mr. Brooks, seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST FOR A 15' FRONT YARD SETBACK, APPLICANT AND PROPERTY OWNER, KANAS SAMPSON, 3941 HACKNEY CHAPEL RD., TAX MAP 036 PARCEL 095.01, A-1, AGRICULTURE-FORESTRY DISTRICT
Mr. & Mrs. Sampson stated that when we purchase a property, we sent the set-up crew to look at lot 2. The crew set the house as far back on the lot as possible. There were topographical issues that prevented them from pushing the house further back on the lot. Mr. Sampson made the mistake to not to come in and get a building permit. He assumed that the front setback was 50' from the center of the road. The regulations require a 50' front set back from the property line. Mrs. Sampson handed the commissioners photographs of the property and pointed out where the

house is located. It was pointed out that there was no block in view. Mr. Jenkins explained there were possible topographical issues. There is not view obstruction from the property. Mr. Walters opposed the approval of the variance. There will be an increased amount of traffic. It is located on a blind hill. Possible run-off is also a concern. He does not want this new double-wide house to depreciate his property across the road. He also had the road commissioner look at this and agree the road is too narrow.

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

VARIANCE REQUEST FOR SETBACK CHANGES, APPLICANT AND PROPERTY OWNER, GLENN WILSON, 283 MONUMENT ST., TAX MAP 021H PARCEL 022.00, C-2, GENERAL COMMERCIAL DISTRICT
There was nobody in attendance to oppose this request.

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

VARIANCE REQUEST TO OPERATE A LANDSCAPE BUSINESS, APPLICANT AND PROPERTY OWNER, SCOTT WILSON, 436 HANK WAY, TAX MAP 044 PARCEL 061.50, A-1, AGRICULTURE-FORESTRY DISTRICT
Mr. Scott Wilson stated that he has been at the current location for 14 years operating the business. He built a 1,200 sq. ft. building. We are usually in and out in about 20 minutes. If we are disturbing the peace, nobody has said anything to him. If something should change, he would be glad to consider. We start our workday around 7:30 in the morning. Mr. Shields stated he has received calls complaining about the traffic in and out of the property. Mr. McEachern has received opposition too. Mr. Brooks stated he has had a call or two. Mr. Jenkins stated that when the building was built, he was told that it could not be used for a business and is on the permit. There are other businesses being operated in the same area. One has been given a notice of violation. Mr. Wilson stated that debris from landscaping is on the property until taken to the landfill. If the project is at the end of the day, it will be taken the next day. The building was built 6 to 7 years ago. Susan Almond complained about the traffic increase the business had caused. Eric Spurgeon also complained about increased traffic and loud noises.

ACTION
A motion was made to deny by Mr. McEachern, seconded by Mr. Shields and unanimously denied.

VARIANCE REQUEST FOR FRONT YARD SETBACK TO BUILD GARAGE, APPLICANT AND PROPERTY OWNER, WILLIAM C. DAVIS, 460 BIRD RD., TAX MAP 006P GROUP A PARCEL 001.00, R-1, SUBURBAN RESIDENTIAL DISTRICT
Mr. Jenkins the house sits in the rear of the property. The way the property slops the only place to build a garage is in the front yard. Mr. Davis stated the field lines are in the rear of the house which prevents him to build a garage.

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

SPECIAL EXCEPTION TO PARK BUSINESS TRUCKS AND EQUIPMENT ON PROPERTY, APPLICANT AND OWNER, RANDALL NORTON, 16301 HOTCHKISS VALLEY RD., TAX MAP 025 PARCEL 002.00, C-2, GENERAL COMMERCIAL DISTRICT
Mr. Norton stated that when we bought the commercial property but did not understand a special exception was needed to park trucks. We have five trucks and only one is running. Mr. Jenkins stated that a transfer terminal is allowed at his location with a special exception. The owner wants to leave the gravel for parking.

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

ADDITIONAL PUBLIC COMMENTS
None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION
None

ADJOURNMENT
Adjourned at 6:30 PM

_____ _____
Chairman Date