

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 July 12, 2022  
 5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields	Andy Hamilton	Kalie Harris, Planning
Pat Couk	Carlie McEachern	Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Mike Waller		Jake Greear
Jim Brooks		James Hair
John Napier, Chairman		Mike Gaddis
Pam McNew, Secretary		Myron Mullins
Keith Buckles		
Ryan Bright		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL AND APPROVAL OF MINUTES FROM JUNE 14, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

Mr. Buckles made a motion to approve the minutes from June 14<sup>th</sup> seconded by Mrs. McNew and unanimously approved.

REZONING REQUEST FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. APPLICANT/PROPERTY OWNER, BRIAN QUINLEY., LOCATED POPLAR SPRINGS ROAD., TAX MAP 041, PARCEL 034.00. A-1, AGRICULTURAL-FORESTRY DISTRICT. APPROXIMATELY 394.50 ACRES.

Business Partner/Property Owner of Brian Quinley stated there are almost 400 acres and the plan is to use the front 16 acres for an air soft field that will be open on the weekends. Mr. Napier questioned if this property was located on the Tennessee River. Property Owner stated the back portion of the property is. He added they were just given the okay for the driveway that will sit back about four acres. The audience expressed some concern of the noise level and traffic. Property owner clarified the noise level will be very low end and there would only be around 60-100 cars that will be gone by 4-5 o'clock in the evenings. Mr. Jenkins stated that it wouldn't be spot zoning. Mr. Jenkins added they will still have to come back before the BZA.

ACTION

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

REZONING REQUEST FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. APPLICANT/PROPERTY OWNER, MICHAEL GADDIS., LOCATED 3899 VINEYARD ROAD., TAX MAP 036, PARCEL 095.00. A-1, AGRICULTURAL- FORESTRY DISTRICT. APPROXIMATELY 4.87 ACRES.

Property Owner, Mr. Gaddis stated his plan is to adjoin the neighboring property that he owns for boat and RV storage.

#### ACTION

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

SUBDIVISION REQUEST FOR COMMON AREA LOT 1R AND LOTS 2R-9R. APPLICANT, MYRON MULLINS, PROPERTY OWNER, TRINITY RIDING STABLES, LLC., LOCATED 7500 WHITE WING ROAD., TAX MAP 005, PARCELS 022.05- 022.10. A-2, RURAL RESIDENTIAL DISTRICT. APPROXIMATELY 21.52 ACRES.

MR. GREAR, THE PROJECT ENGINEER STATED THAT THE PURPOSE OF THE PLAT IS TO REDUCE THE LOT SIZES AND EXTENDED THE CULDESAC. MR. GREAR ADDED THAT THE ONE THING THEY ARE REQUESTING WITH THE EXTENTION IS A 12% GRADE INSTEAD ON THE 10%. MR. JENKINS STATED THERE WERE A FEW ISSUES WITH THE PLATS INCLUDING CONTOURS, CURB AND GUTTERS, GRAVEL ROADS, AND STREET WIDTH. PROPERTY OWNER, MR. MULLINS STATED THE ROAD HAVE BEEN PAVED ALL THE WAT BACK WITH THE CORRECT WIDTH. MR. SHIELDS STATED THAT THE DEVELOPER HAS MET ALL OF THEIR STANDERS AND IT IS A VERY NICE DEVELOPMENT. MR. SHIELDS ADDED THE PROPERTY OWNER NEEDS TO BE ABLE TO MEET MR. JENKINS RECOMMENDATIONS. MR. JENKINS SUGGESTED NOT TO WAVE CURB AND GUTTERS AND WIDTH OF STREETS. MR. SHIELDS QUESTIONED THE OWNER ON IF HE COULD MAKE THOSE RECOMMENDATIONS HAPPEN. MR. MULLINS REPLIED THAT WITH 22 LOTS THEY ARENT SURE IF THEY CAN MAKE IT MAKE SENCE FINACIALLY.

#### ACTION

A motion was made to table the request for 30 days by Mr. Bright seconded by Mr. Brooks and unanimously tabled.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, MARY JUDD., LOCATED 7555 MORGANTON ROAD., TAX MAP 079, PARCEL 069.00., A-1, AGRICULTURAL-FORESTRY DISTRICT.

Surveyor, Mr. Hair stated that the front lot line will be moved back, and that the property owner is concerned about having to tap into the sewer line.

#### ACTION

Mr. Brooks made a motion to approve the request seconded by Mr. Waller and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2022 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 6:03 PM

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Chairman

\_\_\_\_\_  
Date

## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2022	Fees	Value	2021	Fees	Value	2020	Fees	Value	2019
January	63	\$61,577	\$19,327,610	62	\$54,335	\$15,505,625	43	\$32,476	\$8,990,150	43
February	56	\$42,730	\$12,058,384	57	\$44,847	\$12,536,044	44	\$26,183	\$7,110,593	45
March	81	\$76,182	\$22,877,930	87	\$70,923	\$20,869,398	47	\$34,518	\$9,568,416	51
April	67	\$47,235	\$13,022,360	71	\$48,055	\$12,935,811	47	\$25,651	\$7,096,643	53
May	79	\$61,648	\$17,408,080	60	\$51,425	\$14,922,776	44	\$25,354	\$6,898,473	55
June	93	\$92,029	\$27,213,644	92	\$78,615	\$23,054,294	67	\$34,675	\$9,364,532	41
July	60	\$53,529	\$15,214,759	80	\$55,932	\$15,101,072	76	\$48,847	\$13,183,042	56
August				80	\$64,633	\$19,147,996	61	\$41,277	\$11,194,115	59
September				69	\$51,314	\$14,331,131	54	\$39,044	\$10,650,295	46
October				82	\$64,474	\$18,168,016	68	\$43,878	\$11,882,149	59
November				85	\$69,452	\$19,933,098	50	\$44,978	\$13,390,067	35
December				53	\$46,396	\$13,356,239	46	\$33,950	\$9,551,014	43
<b>TOTALS</b>	<b>499</b>	<b>\$434,930</b>	<b>\$127,122,767</b>	<b>878</b>	<b>\$700,401</b>	<b>\$199,861,500</b>	<b>647</b>	<b>\$430,831</b>	<b>\$118,879,489</b>	<b>586</b>

40 single-family building permits issued for July, 2022