

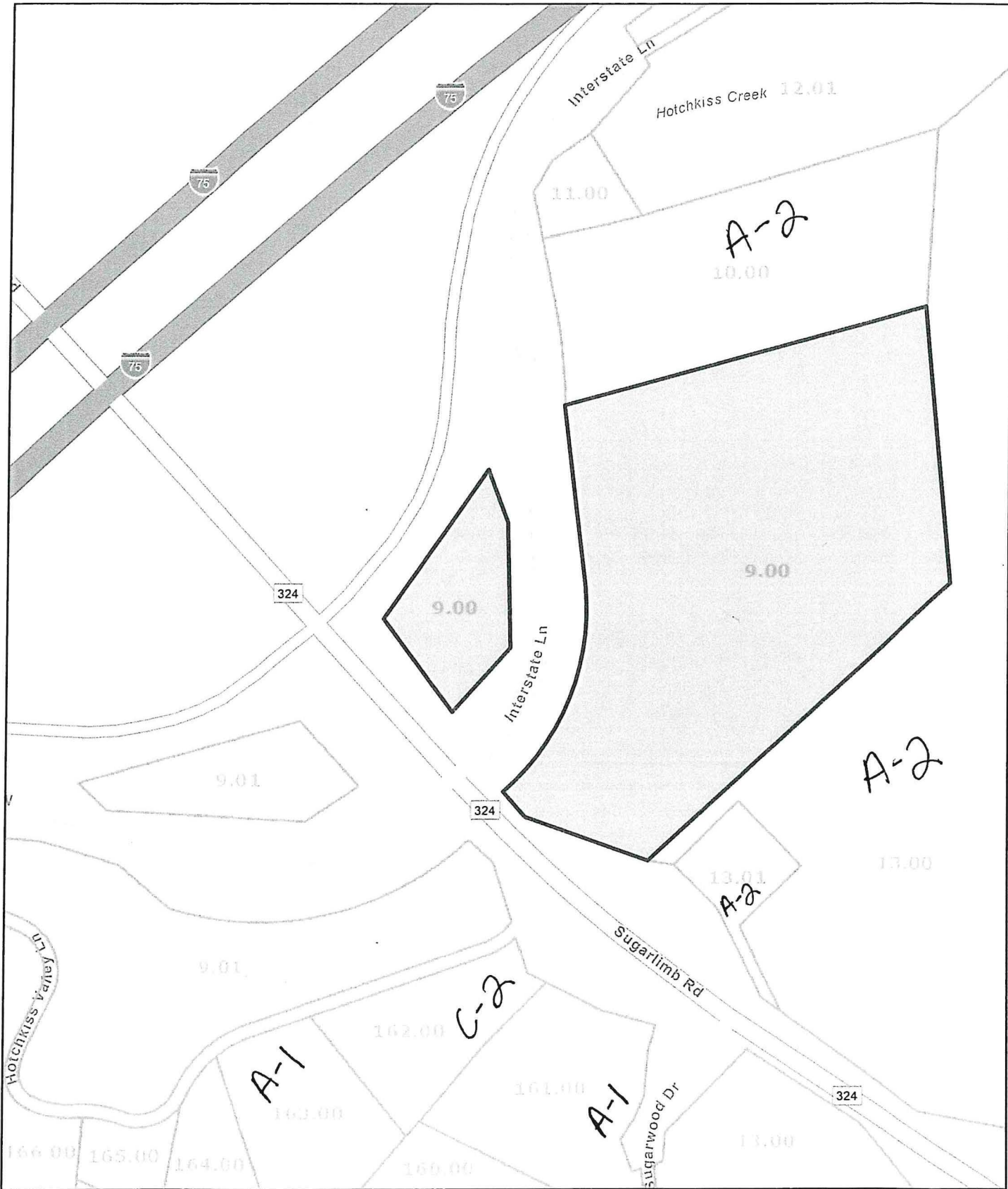
AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
January 10, 2023
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from December 13, 2022 meeting.
3. Planned Agenda Items.
 - A. Rezoning Request from A-2 to C-2. Applicant, Property Owner, Lisa & Thomas Gontarski., Tax Map 025, Parcel 009.00. Located at Interstate Lane., A-2, Rural Residential District. District 2.
 - B. Commercial Site Plan. Applicant/Property Owner, Mitchell Hyde. Located 7431 Hwy 411., Tax Map 084 Parcel 044.00. M-1, General Industrial District. District 3. Approximately 2 Acres.
 - C. A resolution to amend the Loudon County zoning resolution, article 4, section 4.170 storm water control standards.
 - D. A resolution amending the municipal and regional subdivision regulations of Loudon County, Philadelphia, greenback and the planning regions of Lenoir city and Loudon, article IV, development prerequisite to final approval, c. storm water control.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for December 2022 (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

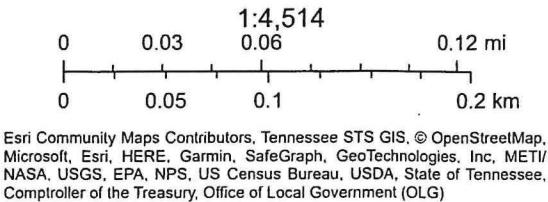
Item A.

Loudon County - Parcel: 025 009.00



Date: October 31, 2022

County: Loudon
Owner: GONTARSKI THOMAS ANTHONY &
Address: INTERSTATE LN
Parcel Number: 025 009.00
Deeded Acreage: 19.79



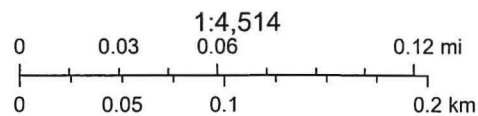
Item B.

Loudon County - Parcel: 084 044.00



Date: January 3, 2023

County: Loudon
Owner: HYDE MITCHELL
Address: HWY 411 7431
Parcel Number: 084 044.00
Deeded Acreage: 32.45
Calculated Acreage: 32.45



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Item C.

RESOLUTION _____

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,
ARTICLE 4, SECTION 4.170 S TORM WATER CONTROL STANDARDS,
PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Resolution of Loudon County, Tennessee, and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the News Herald on _____, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Resolution of Loudon County, Tennessee be amended as follows:

That in subsection B. Definitions: Ten-year frequency flood be deleted and replaced as follows:

Twenty-five year frequency flood – a flood with a four percent (4%) chance of being equaled or exceeded in any given year.

That in subsection D. 5. Ten-year (10) flood frequency be deleted and replaced with twenty-five year (25) flood frequency.

That in subsection F. Storm Water Detention. Add to the end of the first paragraph: Detention basins shall not be located in the Special Flood Hazard Area.

That in subsection F. Storm Water Detention. (4.8 inches) be deleted and replaced with (4.6 inches), 25-year be deleted and replace with 100-year, and (5.5 inches) be deleted and replaced with (6.6 inches).

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission on June are as follows:

APPROVED: _____ DISAPPROVED: _____

Item D.

RESOLUTION _____

A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE IV, DEVELOPMENT PREREQUISITE TO FINAL APPROVAL, C. STORM WATER CONTROL.

WHEREAS, the Regional Planning Commissions, in accordance with Tennessee Code Annotated §13-3-401 through §13-3-411 and §13-4-301 through §13-4-309, may adopt and amend regulations governing the subdivision of land; and

WHEREAS, subdivisions must be conceived, designed, and developed in accordance with the sound rules and proper minimum standards as established in the Regional and Municipal Subdivision Regulations to protect the interests of the entire community; and

WHEREAS, subdivisions of land become a public responsibility in that public services customary to urban areas must be provided and the welfare of the entire community is thereby affected in many important respects; and

WHEREAS, the Regional Planning Commissions strive to cooperate with local authorities by conforming to consistent guidelines of community development; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the News Herald on _____, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Regional Planning Commissions that the Subdivision Regulations be amended as follows:

That in subsection 1. Definitions: Ten-year frequency flood be deleted and replaced as follows:

Twenty-five year frequency flood – a flood with a four percent (4%) chance of being equaled or exceeded in any given year.

That in subsection 3. E. Ten-year (10) flood frequency be deleted and replaced with twenty-five year (25) flood frequency.

That in subsection 4. F. Add to the end of the first paragraph: Detention basins shall not be located in the Special Flood Hazard Area.

That in subsection 4. Standards: Ten-year (4.8 inches) be deleted and replaced with 25-year (4.6 inches), 24-year (5.5) be deleted and replace with 100-year (6.6 inches).

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission on June are as follows:

APPROVED: _____ DISAPPROVED: _____

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
December 13, 2022

ACTION

Members Present	Members Absent	Others Present
Leon Shields		Kalie Harris, Planning and Codes
Ryan Bright		James Jenkins, Planning and Codes
Keith Buckles		Joe Everett
Mike Waller		Mike Ogle
Jim Brooks		Mareia Barnard
Pam McNew, Secretary		
Jimmy Williams		
John Napier, Chairman		
Todd Kennedy		

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 NOVEMBER 8, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

Mr. Waller made a motion to approve the November minutes, seconded by Mr. Brooks and unanimously approved.

SUBDIVISION REQUEST FOR 4 LOTS. APPLICANT, MIKE OGLE, PROPERTY OWNER, BERYL MCCOLLUM., LOCATED 671 STONE DRIVE., TAX MAP 070, PARCEL 023.00., A-1, AGRICULTURAL-FORESTRY DISTRICT. DISTRICT 3.

Applicant, Mr. Ogle, stated they are wanting to divide the property between family. Mr. Jenkins stated that everything seems to be in order.

ACTION

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

COMMERICAL SITE PLAN. APPLICANT/PROPERTY OWNER, JOSEPH EVERETT. LOCATED 7442 HWY 411 SOUTH., TAX MAP 084, PARCEL 050.03., C-2, GENERAL

COMMERICAL DISTRICT. DISTRICT 3.

Applicant/ Property Owner, Mr. Everett stated it is just an expansion of the storage facility that is already on the property. Mr. Jenkins stated that everything looks to be in order. Mr. Waller questioned if they had plans to pave and Mr. Everett stated it is already graveled.

ACTION

Mr. Brooks made amotion to approve the request seconded by Mrs. McNew and unanimously approved.

REZONING REQUEST FROM A-2, RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERICAL DISTRICT. APPLICANT, PROPERTY OWNER, LISA AND THOMAS GONTARSKI., LOCATED AT INTERSTATE LANE., TAX MAP 025 PARCEL 009.00. A-2 RURAL RESIDENTIAL DISTRICT. DISTRICT 2.

ACTION

A motion was made to table the request by Mr. Waller seconded by Mr. Brooks and unanimously approved to table.

FINAL PLAT APPROVAL. APPLICANT, RICHARD LEMAY, PROPERTY OWNER, WESTSIDE FARMS, LLC. LOCATED 2020 WILKERSON ROAD. TAX MAP 019, PARCEL 090.00. A-2, RURAL RESIDENTIAL DISTRICT. DISTRICT 6.

Mr. Jenkins stated that everything that needed to be completed seems to be completed besides the electric. Mr. Waller questioned if all the lots have been approved for septic Mr. Lemay, the surveyor stated they have been.

ACTION

Mr. Napier made a motion to approve the request seconded by Mr. Kennedy and unanimously approved.

RESOLUTION TO AMEND THE ZONING RESOLUTION, ARTICLE 5, SECTION 5.046, M-1, GENERAL INDUSTRIAL DISTRICT.

Mr. Jenkins stated that this change will include adding uses permitted as a Special Exception to the M-1 zoning. High Density Block Chain Data Centers, Crypto Currency Mining.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2022 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:40 PM

Chairman

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	67	\$76,256	\$24,417,347	80	\$64,633	\$19,147,996	61	\$41,277	\$11,194,115	59
September	59	\$54,881	\$16,167,880	69	\$51,314	\$14,331,131	54	\$39,044	\$10,650,295	46
October	47	\$34,256	\$9,953,647	82	\$64,474	\$18,168,016	68	\$43,878	\$11,882,149	59
November	47	\$41,254	\$12,367,882	85	\$69,452	\$19,933,098	50	\$44,978	\$13,390,067	35
December	30	\$32,255	\$10,505,610	53	\$46,396	\$13,356,239	46	\$33,950	\$9,551,014	43
TOTALS	749	\$673,832	\$200,535,133	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

12 single-family building permits issued for December, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
January 10, 2023
5:30 PM
Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from December 13, 2022 meeting.
4. Planned Agenda Items.
 - A. Special Exception to make/repair/sell musical instruments. Applicant/ Property Owner, Webster and Robinella Bailey. Located 340 Trigonía Road., Tax Map 084 Parcel 163.01., A-2, Rural Residential District. District 3. Approximately 1.02 Acres.
 - B. Variance Request for a 5' sideyard setback. Applicant/Property Owner, Jeff Green., Located 497 Watt Cemetery Road., Tax Map 050, Parcel 164.00. A-2, Rural Residential District. District 1. Approximately 1.39 Acres.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
December 13, 2022

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Kalie Harris, Planning and Codes
Mike Waller		James Jenkins, Planning and Codes
Leon Shields		Manuel Vega
Ryan Bright		David Carr
John Napier		Mark Scheuer
		Zack Reid
		Marica Barnard

CALL TO ORDER

Mr. Brooks, called to order at 5:42 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Kalie Harris conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM NOVEMBER 8, 2022 MEETING

Mr. Shields made a motion to approve the minutes seconded by Mr. Waller and unanimously approved.

VARIANCE REQUEST FOR A 10' SIDEYARD SETBACK. APPLICANT/PROPERTY OWNER, MARK SCHEUER. LOCATED 9800 MARTEL ROAD., TAX MAP 016 PARCEL 370.00., C-2, GENERAL COMMERCIAL DISTRICT. APPROXIMATELY 0.53 ACRES. DISTRICT 2.

Property Owner, Mr. Scheuer, stated they are needing an extra 1,500sqft to be added to the side of the building to have the equipment needed to fit in the building. Mr. Jenkins stated that the request they are needing is actually a 13.5' sideyard setback variance.

ACTION

Mr. Shields made a motion to approve the 13.5" sideyard setback variance request seconded by Mr. Waller and unanimously approved.

SPECIAL EXCEPTION TO REPLACE HOME WITHOUT ROAD FRONTAGE.
APPLICANT/PROPERTY OWNER, MARICA BARNARD. LOCATED 5101 BIG SANDY
ROAD. TAX MAP 053, PARCEL 007.00. A-1, AGRICULTURAL-FORESTRY DISTRICT.
APPROXIMATELY 24.67. DISTRICT 4.

Property owner, Mrs. Barnard stated that the plan is to just replace the existing mobile home with a new mobile home.

ACTION

Mr. Bright made a motion to approve this request seconded by Mr. Shields and unanimously approved.

VARIANCE REQUEST FOR A 10' FRONTYARD SETBACK. APPLICANT/PROPERTY
OWNER, MANUEL VEGA., LOCATED 1769 CEDAR CIRCLE., TAX MAP 016F, GROUP
A, PARCEL 019.00., R-1, SUBURBAN RESIDENTIAL DISTRICT. DISTRICT 2.
APPROXIMATELY 0.50 ACRES.

Property Owner, Mr. Vega stated he is trying to build an attached garage on his property. Mr. Shields questioned if there have been any calls from neighbors that may be against this. Mr. Jenkins stated there has been no calls.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 5:52

Chairman

Date