

**LOUDON COUNTY COMMISSION**  
**WORKSHOP**  
**Loudon County, Tennessee**  
**Tuesday January 16, 2018**  
**County Office Building**  
**6 PM**

**AGENDA**

1. Comments by Members of the General Public
  
2. **Loudon County Chamber President – Michael Bobo**
  - A. Three Star Award
  
3. **Mayor – Buddy Bradshaw**
  - A. E-911 Board Term Update
  
4. **Planning Director – Laura Smith**
  - A. A resolution to amend the Loudon County Zoning Resolution, Article 5, Zoning Districts, Section 5.045 C-2, General Commercial District
  
  - B. A resolution amending the Zoning Map of Loudon County, Tennessee, pursuant to Chapter 7, §13-7-105 of the Tennessee Code Annotated, to rezone approximately 1.7 acres from C-2 (General Commercial District) to R-1 (Suburban Residential District) referenced by Tax Map 0009L, Group A, Parcel 004.000 located at 366 White Wing Road, Lenoir City, TN, situated in the 5<sup>th</sup> Legislative District.
  
5. **Purchasing Director – Susan Huskey**
  - A. Purchasing Committee Recommendations
  
6. **Budget Director – Tracy Blair**
  - A. Recommendations from the Budget Committee

**LOUDON COUNTY COMMISSION**

**LOUDON COUNTY, TENNESSEE**

**Tuesday January 02, 2018**

**Courthouse Annex**

**6 P.M.**

**DRAFT**  
**Not Approved**

**REGULAR COMMISSION MEETING**

(1)  
Public  
Hearing  
For Rezone

1. Request approval of a Resolution amending the Zoning Map of Loudon County, Tennessee, pursuant to Chapter Seven, §13-7-105 of the Tennessee Code Annotated, to rezone approximately 2 acres from O-1 (Office Professional District) to A-2 (Rural Residential District) referenced by Tax Map 049, Parcel 039.00 Clear Branch Road, Loudon, TN situated in the 1<sup>st</sup> Legislative District.

**No one from the public came forward to speak.**

(2)  
Opening of  
Meeting

**BE IT REMEMBERED** that the Board of Commissioners of Loudon County convened in regular session in Loudon, Tennessee on the 2<sup>nd</sup> day of January, 2018.

**County Commission Chairman, Steve Harrelson** called the meeting to order at 6:03 PM.

**Commissioner Bill Satterfield** opened the County Commission Meeting, led the Pledge of Allegiance to the Flag of the United States of America, and gave the Invocation.

(3)  
Roll Call

Upon Roll Call, the following Commissioners were present: **Kelly Brewster, David Meers, Earlena Maples, Matthew Tinker, Bill Satterfield, Leo Bradshaw, Steve Harrelson, Harold Duff, Van Shaver, and Henry Cullen. (10)**

Absent were the following Commissioners: **(0)**

Thereupon **Chairman Steve Harrelson** announced the presence of a quorum.

**Present was Financial Director Tracy Blair and the Honorable Mayor Buddy Bradshaw.**

(4)  
Adoption  
of Agenda

**Chairman Harrelson** requested that the January 02, 2018 Agenda be adopted with the following amendments:

**Commissioner Meers** requested that Bonds and Notaries be completed earlier in the meeting, as he would need to leave early. Therefore Bonds and Notaries was

**DRAFT**

moved from Item 6.F.1 on the agenda to Item 6.A.2. **Commissioner Shaver** requested being added to the agenda to request assistance from state officials for help with fee office holder lawsuits and was added as Item 6.F.1.

**Commissioner Shaver** made a motion to adopt the January 02, 2018 agenda as amended. **Commissioner Bradshaw** provided a second to the motion.

Upon Voice Vote, the motion **PASSED** unanimously.

(5)  
Commission  
Meeting  
Minutes  
Approved

**Chairman Harrelson** requested that the December 04, 2017 Commission Meeting Minutes be approved and accepted. **Commission Shaver** made a motion to approve and accept the minutes. A second was made by **Commissioner Cullen**.

Upon voice vote, the motion **PASSED** unanimously.

(6)  
General  
Public  
Comments

**Chairman Harrelson** opened the floor for General Public Comments. Pat Hunter spoke.

(7)  
Courtroom  
Security  
Grant

**Mayor Buddy Bradshaw** presented a request to cover items not covered by the Courtroom Security Grant. As discussed at Workshop, this would include additional security cameras to cover blind spots in the courtroom.

**Commissioner Shaver** made a motion to approve the items not covered by the Courtroom Security Grant and **Commissioner Bradshaw** seconded the motion.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**: Meers, Maples, Tinker, Satterfield, Bradshaw, Harrelson, Duff, Shaver, Cullen, and Brewster **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**

(8)  
Notaries  
And Bonds

**Commissioner Meers** made a motion that was seconded by **Commissioner Shaver** to approve the following notaries and bonds:

Michelle Coggins, Wanda Johnson, Ann R. Petitt (Bond), Angela Vance Rogers, Sara Tallant, James R. Thomason, Barbara A. White (Bond)

Upon Voice Vote, the motion **PASSED** unanimously.

**EXHIBIT 010218-A**

(9)  
Highway  
Department  
Resolution

**Highway Superintendant Eddie Simpson** presented a resolution to the Commission directing the **Loudon County Highway Department** to perform maintenance and road repairs on county properties. The Commissioners discussed the resolution. **Commissioner Shaver** made a motion to approve the resolution with the amendment that the resolution was to be approved annually by **Loudon County Commission**. **Commissioner Brewster** seconded the motion.

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**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**:  
Maples, Tinker, Satterfield, Bradshaw, Harrelson, Duff, Shaver, Cullen, Brewster,  
and Meers **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**

**RESOLUTION 010218-B**

(10)  
2018 County  
Road List

**Highway Superintendent Eddie Simpson** presented the Commission with the 2018 Updated County Roads List for approval. Commission and **Mr. Simpson** discussed Harrison Road. It was decided that Harrison Road, (page 7 of the 2018 County Roads List) would be modified to remove 2.4 miles of the road from Old 95 to Hubbard Road. **Commissioner Shaver** made a motion to accept the 2018 County Roads List with the amendment made to Harrison Road. **Commissioner Meers** seconded the motion.

Upon Voice Vote, the motion **PASSED** unanimously.

**EXHIBIT 010218-C**

(11)  
Request to  
Rezone

**Planning Director Laura Smith** presented Commission with a resolution to rezone approximately 2 acres on Clear Branch Road, Loudon, TN situated in the First Legislative District from O-1 (Office Professional District) to A-2 (Rural Residential District) referenced by Tax Map 049, Parcel 039.00. **Commissioner Brewster** made a motion to approve the resolution to rezone the 2 acres on Clear Branch Road. **Commissioner Meers** provided a second.

Upon Voice Vote, the motion **PASSED** unanimously.

**RESOLUTION 010218-D**

(12)  
\$39,500  
EMPG Grant

**Budget Director Tracy Blair** requested the consideration of the approval/acceptance of a \$39,500.00 EMPG Grant with no matching funds required. **Commissioner Cullen** made a motion to approve/accept the \$39,500.00 EMPG Grant and a second was provided by **Commissioner Duff**.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**:  
Tinker, Satterfield, Bradshaw, Harrelson, Duff, Shaver, Cullen, Brewster, Meers,  
and Maples **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**

(13)  
\$12,622  
Homeland  
Security Grant

**Budget Director Tracy Blair** requested the consideration of the approval/acceptance of a \$12,622.00 Homeland Security Grant with no matching funds required. **Commissioner Cullen** made a motion to approve/accept the

**DRAFT**

\$12,622.00 Homeland Security Grant and a second was provided by **Commissioner Duff**.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**: Satterfield, Bradshaw, Harrelson, Duff, Shaver, Cullen, Brewster, Meers, Maples, and Tinker **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**

(14)  
Budget  
Amendments

**Budget Director Tracy Blair** requested consideration of amendments in the following funds:

- A. County General Fund 101
- B. Public Libraries Fund 115
- C. Highway Department Fund 131
- D. General Purpose School Fund 141
- E. School Federal Projects Fund 142

(15)  
County  
General  
Fund 101  
Amendment

**Commissioner Shaver** made a motion to approve all amendments in County General Fund 101 except for the amendments that applied to General Sessions and Circuit Courts. No second was made to the motion. Therefore **the motion died**.

**Commissioner Bradshaw** made a motion to approve all amendments as requested for the County General Fund 101. **Commissioner Meers** made a second.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**: Bradshaw, Harrelson, Duff, Cullen, Brewster, Meers, Maples, Tinker, and Satterfield (9)

The following Commissioners voted **NAY**: Shaver (1)

The **MOTION PASSED (9/1)**

**EXHIBIT 010218-E**

(16)  
Public  
Libraries  
Fund 115  
Amendment

**Commissioner Shaver** made a motion to approve budget amendments for the Public Libraries Fund 115. **Commissioner Tinker** seconded the motion.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**: Harrelson, Duff, Shaver, Cullen, Brewster, Meers, Maples, Tinker, Satterfield, and Bradshaw **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**

**EXHIBIT 010218-F**

**DRAFT**

(17)  
Highway  
Department  
Fund 131  
Amendment

**Commissioner Shaver** made a motion to approve budget amendments for the Highway Department Fund 131. **Commissioner Bradshaw** seconded the motion.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**:  
Duff, Shaver, Cullen, Brewster, Meers, Maples, Tinker, Satterfield, Bradshaw, and Harrelson **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**  
**EXHIBIT 010218-G**

(18)  
Fund 141 &  
Fund 142  
Amendments

**Commissioner Tinker** made a motion to approve the budget amendments for the General Purpose School Fund 141 and the School Federal Projects Fund 142. **Commissioner Shaver** provided a second.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**:  
Shaver, Cullen, Brewster, Meers, Maples, Tinker, Satterfield, Bradshaw, Harrelson, and Duff **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**  
**EXHIBIT 010218-H and EXHIBIT 010218-I**

(19)  
\$947,617  
Surface  
Transportation  
Block Grant

**Budget Director Tracy Blair** requested the addition of an agenda item. **Ms. Blair** requested consideration of approval of acceptance of \$947,617.00 Surface Transportation Block Grant with 20% matching funds as follows: 19.6% from Highway State Aid Funds, 0.4% from Highway Department Fund 131. **Commissioner Tinker** made a motion to accept the grant as stated and **Commissioner Satterfield** made a second.

**Chairman Harrelson** called for a roll call vote.

Upon roll call vote, the following Commissioners voted **AYE**:  
Cullen, Brewster, Meers, Maples, Tinker, Satterfield, Bradshaw, Harrelson, Duff, and Shaver **(10)**

The following Commissioners voted **NAY: (0)**

The **MOTION PASSED (10/0)**

(20)  
Monthly  
Financial  
Reports

The following monthly financial reports were distributed by **Budget Director Tracy Blair**:

Summary Financial Statements for the month of December 2017  
**EXHIBIT 010218-J**

**DRAFT**

(21)  
Fee Office  
Holder  
Lawsuits

**Commissioner Shaver** requested consideration to request assistance from state officials for help with fee office holder lawsuits. **Commissioner Shaver** made a motion to send a letter requesting assistance from state officials for help with fee office holder lawsuits. The motion was seconded by **Commissioner Tinker**.

Upon Voice Vote, the motion **PASSED** unanimously.

(22)  
Adjournment

There being no further business, a motion being duly made by **Commissioner Shaver** and seconded by **Commissioner Meers**, the January 02, 2018 Commission Meeting stood adjourned at 6:44 P.M.

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**Loudon County Commission Chair**

ATTEST:

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**Loudon County Clerk**

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**Loudon County Mayor**

**LOUDON COUNTY COMMISSION**  
**Resolution 020518- \***

**RESOLUTION APPROVING OR ACKNOWLEDGING BOARD OR  
COMMITTEE APPOINTMENT BY COUNTY MAYOR**

**WHEREAS**, by statute, and/or intergovernmental agreement and/or County Procedural Regulations, the County Mayor has the authority to make certain committee and board appointments; and

**WHEREAS**, appointments are necessary and/or desirable at this time with a 4 year rotation term; and

**WHEREAS**, the County Mayor appoints the following members of the

**E-911 BOARD**

<b><u>Appointee</u></b>		<b><u>Term Expiration</u></b>
<b>Tim Guider</b>	<b>Panel A - County Sheriff</b>	<b>February 2022</b>
<b>David Meers</b>	<b>Panel A - Commissioner</b>	<b>February 2022</b>
<b>James Webb</b>	<b>Panel A - Loudon County City Police Chief</b>	<b>February 2022</b>

**NOW, THEREFORE, BE IT RESOLVED** that the Loudon County Commission, meeting in regular session assembled this 5<sup>th</sup> day of February, 2018 hereby approves or acknowledges (as appropriate) the said appointments.

\_\_\_\_\_  
**Loudon County Commission Chairman**

**ATTEST:**

\_\_\_\_\_  
**Loudon County Clerk**

\_\_\_\_\_  
**Loudon County Mayor**

The remaining members and their continuing expiration terms for said board or committee are as follows:

<b><u>Appointee</u></b>		<b><u>Term Expiration</u></b>
<b>Daryl Smith</b>	<b>Panel B- Loudon Co. EMA</b>	<b>February 2019</b>
<b>Richard Martin</b>	<b>Panel B- Lenoir City Fire Chief</b>	<b>February 2019</b>
<b>Don White</b>	<b>Panel B- Lenoir City Police Chief</b>	<b>February 2019</b>
<b>Travis Grey</b>	<b>Panel C- Loudon City Codes</b>	<b>February 2020</b>
<b>Bill Hart</b>	<b>Panel C- Rescue Squad Chief</b>	<b>February 2020</b>
<b>Ronnie Lett</b>	<b>Panel C- Greenback Fire Chief</b>	<b>February 2020</b>



**LOUDON COUNTY COMMISSION**  
**Resolution 020518-**

**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING  
RESOLUTION, ARTICLE 5, ZONING DISTRICTS, SECTION 5.045 C-2,  
GENERAL COMMERCIAL DISTRICT**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, Section 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 districts, or any other provision of the zoning resolution; and

**WHEREAS**, the Regional Planning Commission has forwarded its recommendation regarding this amendment to the Loudon County Zoning Resolution; and

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County publication \_\_\_\_\_ on \_\_\_\_\_, 2017 consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission that Article 5, Section 5.045. C-2, General Commercial District, B. Permitted Uses of the Loudon County Zoning Resolution be amended by adding the following:

**Article 5, Section 5.045. C-2, General Commercial District, B. Permitted Uses.**

**18. Governmental buildings including emergency services facilities**

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

\_\_\_\_\_  
**ATTEST**

\_\_\_\_\_  
**LOUDON COUNTY CHAIRMAN**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**APPROVED: LOUDON COUNTY MAYOR**

The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED:   10  

DISAPPROVED:   0  

\_\_\_\_\_  
**ATTEST: SECRETARY, LOUDON COUNTY  
REGIONAL PLANNING COMMISSION**  
Dated: December 19, 2017

**DRAFT**

# Draft for review only

## **5.045. C-2 General Commercial District**

A. General Description. The C-2, General Commercial district is a general commercial and business district located at specific sites customarily along certain arterials and major collector roads with adequate utilities on property physically suitable for such uses and where business uses shall not conflict with adjacent residential and agriculture uses of land. Special emphasis is placed on the physical design of such developments in order to promote the unique scale and character of the community and to protect and enrich the unique qualities of these uses to insure compatibility with the community.

B. Permitted uses. The expanding nature of commercial and business uses prevents identifying all permitted uses which would customarily be located in the district. The following uses and their accessory uses, in addition to being permitted, shall guide other uses not specifically identified which are of a similar nature.

1. Retail
2. Office
3. Convenience stores
4. Churches and Places of Worship
5. Educational Facilities
6. Professional Services
7. Lodging and Restaurants
8. Repair Services, except vehicle or equipment repair
9. Wholesale business
10. Automotive and marine sales
11. Agriculture related sales
12. Nursery and garden sales
13. Day Care Centers
14. Funeral Homes
15. Medical Facilities
16. Financial Services
17. Veterinary Services
18. ~~Governmental buildings including emergency services facilities.~~ **ADD**

C. Uses Permitted as a Special Exception.

The following uses and their related accessory uses may be permitted as a special exception. The decision to allow such uses will depend on the infrastructure necessary to accommodate such uses within the area and compatibility of adjacent uses and zones. In approving such uses the Board may impose reasonable conditions and restrictions in addition to the requirements established in this

**LOUDON COUNTY COMMISSION**  
**Resolution 020518-**

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 1.7 ACRES FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT) REFERENCED BY TAX MAP 009L, GROUP A, PARCEL 004.00 LOCATED AT 366 WHITE WING ROAD, LENOIR CITY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT**

**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 Map of Loudon County, Tennessee,

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on \_\_\_\_\_, 2017 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 Map of Loudon County, Tennessee be amended as follows:

Located at 366 White Wing Road, Lenoir City, TN situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 009L, Group A, Parcel 004.00, be rezoned from C-2 (General Commercial District) to R-1 (Suburban Residential District) as shown on the attached illustration; said illustration being part of this Resolution.

**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 are as follows:

APPROVED:   10  

DISAPPROVED:   0  

\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION**

Dated: December 19, 2017

RESOLUTION \_\_\_\_\_  
ILLUSTRATION ATTACHMENT

**REZONE APPROXIMATELY 1.7 ACRES FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT) REFERENCED BY: TAX MAP 009L, GROUP A, PARCEL 004.00 LOCATED AT 366 WHITE WING ROAD, LENOIR CITY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT**

