

Loudon County Commission

Loudon, Tennessee

Monday, August 1, 2022

Courthouse Annex

• 6:00 pm

AGENDA

Regular Meeting

Public Hearing

- A) *A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT*
- B) *A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10, 5.043.C.5, 5.044.B.2, AND 5.050, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105*
- C) *A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT*
- 1) *Opening of Meeting, Pledge of Allegiance to the Flag of the United States, Invocation*
- 2) *Roll Call*
- 3) *Adoption of August 1, 2022 County Commission Agenda*
- 4) *Reading and Acceptance of June 27, 2022 Loudon County Commission Minutes and June 27, 2022 Budget Adoption Minutes*

5) *General Public Comments*

6) *Loudon County Codes Enforcement Director – Jim Jenkins*

- A) *A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT*
- B) *A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10, 5.043.C.5, 5.044.B.2, AND 5.050, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105*
- C) *A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT*

7) *Loudon County Mayor – Buddy Bradshaw*

- A) *Warranty Deed regarding the transfer of property to Loudon County from Tellico Reservoir Development Agency (TRDA) on behalf of the Greenback Fire and Rescue Department*
- B) *Boards & Committees*
- 1) *Audit Committee – remove Matthew Tinker and add William Jenkins*
 - 2) *Budget Committee – remove David Meers and add Gary Whitfield*
 - 3) *Purchasing Committee – remove Matthew Tinker, Kelly Brewster & Gary Whitfield and add Rosemary Quillen, Chase Randolph & Bill Geames*
 - 4) *Capital Projects Committee – remove Gary Whitfield, Matthew Tinker, Kelly Brewster & Harold Duff and add William Jenkins, Chase Randolph & Rosemary Quillen*

8) *Commissioner Adam Waller*

- A) *Poplar Springs Update*

9) Director of Accounts and Budgets – Tracy Blair

A) *Consideration of recommendation to approve application/acceptance of the following grants with no required matching funds:*

- 1) \$ 3,000 Governor's Early Literacy Foundation – Loudon County Library Board*
- 2) \$ 8,000 Tennessee Commission on Aging & Disability – Loudon County Senior Center*
- 3) \$ 463,500 DGA grant to offset wages & benefits of Health Department employees*
- 4) \$ 25,000 Mental Health Transportation grant from Tennessee Corrections Institute – Loudon County Sheriff's Department*

B) *Consideration of recommendation to approve amendments in County General Fund 101*

C) *Distribution of monthly reports*

10) Commissioner – David Meers

A) Bonds & Notaries

Kateland L. Baum, Sheena Cortez, Jessica Dawson, Tonya J. Freels, April Lewellyn, Kelly McKeever, Adam Blake Moore, Mark Pitman, Rosemary Hines Quillen, Andrea Viars, Teresa Wallace

Loudon County Commission Meeting

Monday, August 1, 2022

Minutes for Approval

June 27, 2022 Loudon County Commission Meeting Minutes

June 27, 2022 Budget Adoption Minutes

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, June 27, 2022
Courthouse Annex Building
6 P.M.

REGULAR COMMISSION MINUTES

- (1) Opening of Meeting BE IT REMEMBERED that the Board of Commission of Loudon County convened in regular session in Loudon, Tennessee on the 27th day of June 2022.
- Commission Chairman Henry Cullen** called the meeting to order at approximately 6:20 pm following the Budget Adoption Meeting.
- Commissioner Shaver** opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America, and then gave the invocation.
- (2) Roll Call Upon Roll Call, the following commissioners were present: **Kelly Brewster, Julia Hurley, Matthew Tinker, Bill Satterfield, Gary Whitfield, Henry Cullen, Harold Duff, Van Shaver, Adam Waller** (9)
- The following commissioner was absent: **David Meers** (1)
- Also present, was the **Honorable Mayor Buddy Bradshaw and Director of Accounts and Budgets Tracy Blair and Chief Deputy Clerk, Tammie Wampler.**
- (3) Agenda Adoption **Commission Chairman Cullen** requested that the June 27th, 2022 agenda be adopted. **Commission Shaver** made a motion to accept the agenda as presented. **Commissioner Satterfield** seconded the motion.
- Upon Voice Vote, the motion PASSED unanimously.
- (4) Minutes Approved **Commission Chairman Cullen** requested that the June 1st, 2022 Special Called Meeting Minutes and the June 6th, 2022 County Commission Meeting Minutes be accepted. **Commissioner Shaver** made the motion to accept the minutes as written. **Commissioner Duff** seconded the motion.
- Upon Voice Vote, the motion PASSED.
- (5) General Public Comments **Commission Chairman Cullen** called to the floor those who signed up for General Public Comments. The following people spoke:
- 1) **Blake Shelton** – Bitcoin Operation
2) **Rich Anklin** – Solid Waste Contract
3) **Lynn Greer** – Santek /Republic & TVPOA Grant Request
- (6) TVPOA Grant Application for Sewer & Water **Commission Chairman Cullen** presented to commission the information for the TVPOA Grant Application for Sewer and Water and asked for a motion to approve TVPOA to apply for the grant. **Commissioner Satterfield** made a motion for the approval to apply. **Commissioner Waller** seconded the motion.
- Commission Chairman Cullen** called for Voice Vote.
- The commissioners who voted NAY were: Brewster and Hurley (2)
- The motion PASSED. (7/2) **EXHIBIT 062722-A**
- (7) Bid Threshold Increase for purchases of \$ 15,000 to \$ 50,000 **Loudon County Procurement Director Susan Huskey** presented to commission the request to increase the bid threshold to \$ 50,000 and three written quotes for the sealed bid process if possible for purchases from \$ 15,000 up to \$ 50,000.
- Commissioner Brewster** made a motion to approve the request. **Commissioner Waller** seconded the motion.
- Commissioner Cullen** called for a Roll Call Vote.
- The following commissioners voted AYE:

Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster (9)

The motion PASSED unanimously. (9/0)

(8) PUD
Elimination

Commissioner Satterfield made a motion that the Loudon County Commission approve the elimination of PUD's as per the Zoning Commissions recommendation.

Commissioner Shaver seconded the motion.

Commissioner Shaver stated that for clarification that this would make R-1 the top residential zoning classification with set-backs. This should include all residential developments whether it's Single Family, Multi-Family and Duplexes. Everything should be at 2 units per acre or 20,000 square feet minimum lots. **Commission Chairman Cullen** stated that this was eliminating from 2.5 units per acre to 2.

Commission Chairman Cullen called for a Roll Call Vote.

The following commissioners voted AYE:

Satterfield, Whitfield, Cullen, Duff, Shaver, Waller (6)

The following commissioners voted NAY:

Hurley, Tinker, Brewster (3)

The motion PASSED. (6/3)

(9) Six Month
Moratorium
for Bitcoin
Mining

Commissioner Shaver presented to commission in the form of a motion to consider a six-month bitcoin mining moratorium until the Planning Commission determines the appropriate locations if any for them. **Commissioner Whitfield** seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

The following commissioners voted AYE:

Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster (8)

The following commissioner voted NAY:

Hurley (1)

The motion PASSED. (8/1) **EXHIBIT 062722-B**

(10) Ad-Hoc
Committee
for Election
Commission
and
Agriculture
Extension
Office
Building
Addition

Commissioner Shaver presented to commission the Ad-Hoc Committee for the Election Commission / Agriculture Extension Office addition. The committee would consist of : **Susan Harrison, John Goddard, Brian Brown and Van Shaver.**

Commissioner Whitfield made a motion to accept the committee.

Commissioner Satterfield seconded the motion.

Commission Chairman Cullen called for a Voice Vote.

The following commissioner voted NAY:

Hurley (1)

The motion PASSED (8/1) **EXHIBIT 062722-C**

(11) Removal of
County Reps
from Solid
Waste
Committee

Commissioner Shaver presented to commission the motion to vacate the five county representatives on the Solid Waste Committee. Commissioner Shaver added to that motion that if it passes he would like to add **Commissioner Adam Waller, Commissioner Bill Satterfield and Commissioner Henry Cullen** to the committee.

Commissioner Satterfield seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

The following commissioners voted AYE:

Satterfield, Cullen, Duff, Shaver, Waller (5)

The following commissioner voted NAY:

Whitfield, Brewster, Hurley, Tinker (4)

The motion **FAILED**. (5/4)

(12) Homeland
Security
Grant
\$ 25,000

Director of Accounts and Budgets Tracy Blair presented to commission for consideration the recommendation to approve application / acceptance of \$ 25,000 Homeland Security Grant for FY 2022 – 2023; no matching funds required.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Satterfield seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

The following commissioners voted AYE:

Whitfield, Cullen, Duff, Shaver, Waller, Brewster, Hurley, Tinker, Satterfield (9)

The motion **PASSED**. (9/0)

(13) Budget
Amendments
Funds 101,
115, 116,
122, 131,
141, 142, 171,

Director of Accounts and Budgets Tracy Blair presented to commission for consideration of recommendation to approve amendments in the following funds:

- 1) County General Fund 101 **RESOLUTION 062722-D**
- 2) Public Libraries Fund 115 **RESOLUTION 062722-E**
- 3) Recycling Centers Fund 116 **RESOLUTION 062722-F**
- 4) Drug Control Fund 122 **RESOLUTION 062722-G**
- 5) Highway Department Fund 131 **RESOLUTION 062722-H**
- 6) School Federal Projects Fund 142 **RESOLUTION 062722-I**
- 7) General Capital Projects Fund 171 **RESOLUTION 062722-J**
- 8) Education Capital Projects Fund 177 **RESOLUTION 062722-K**

Commissioner Shaver made a motion to approve items B 1-9 as recommended.

Commissioner Whitfield seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

The following commissioners voted AYE:

Cullen, Duff, Shaver, Waller, Brewster, Hurley, Tinker, Satterfield, Whitfield (9)

The motion **PASSED**. (9/0)

NOTE: Before giving his vote, **Commissioner Tinker** gave his Conflict of Interest Statement.

(14) Monthly
Reports

Director of Accounts and Budgets Tracy Blair request that the record reflect the distribution of the following reports:

- 1) Summary Financial Statement for May 2022 **EXHIBIT 062722-L**

(15) Bonds &
Notaries

Commissioner Waller made a motion to approve the following notaries:

**Jessica Brown, Stewart Michael Crane, Sally Epperson,
Lisa M. Helms, Colleen Johnson, Tabbetha Nicole Kennedy, Timothy
Neal & April Yorek**

Commissioner Shaver seconded the motion.

Commissioner Cullen called for a VOICE VOTE.

The motion PASSED unanimously. **EXHIBIT 062722-M**

(16) Adjournment There being no further business, a motion being duly made by **Commissioner Shaver** and seconded by **Commissioner Waller** the June 27th, 2022 Loudon County Commission Meeting stand adjourned at 6:58 pm.

Loudon County Commission Chairman

ATTEST:

Loudon County Clerk

Loudon County Mayor

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, June 27, 2022
Courthouse Annex Building
6 P.M.

Budget Adoption Meeting

- (1) Opening of Meeting BE IT REMEMBERED that the Board of Commission of Loudon County convened in regular session in Loudon, Tennessee on the 27th day of June 2022.
- Commission Chairman Henry Cullen** called the meeting to order at 6:02 pm.
- (2) Attendance The following commissioners were present: **Kelly Brewster, Julia Hurley, Matthew Tinker, Bill Satterfield, Gary Whitfield, Henry Cullen, Harold Duff, Van Shaver, Adam Waller** (9)
- The following commissioners were absent: **David Meers** (1)
- Also present, was the **Honorable Mayor Buddy Bradshaw, Director of Accounts and Budgets Tracy Blair**, and **Chief Deputy Clerk, Tammie Wampler**.
- There was not anyone who signed up for the General Public Comments.
- Commission Chairman Cullen** turned the meeting over to Director of Accounts and Budgets Tracy Blair to go over the FY 2022-2022 Budget.
- (3) Appropriations Resolution **Director of Accounts and Budgets Tracy Blair** requested consideration of recommendation to approve A Resolution Making Appropriations for the Various Funds, Departments, Institutions, Offices and Agencies of Loudon County, Tennessee for the year beginning July 1, 2022 and ending June 30, 2023.
- Commissioner Satterfield** made a motion to approve the resolution.
Commissioner Waller seconded the motion.
- (4) Amendment # 1 - Addition to back of county building \$ 200,000/ Fund 171 **Commissioner Shaver** made a motion to amend the budget resolution to add the cost of the county building addition (Election Commission and Agriculture Departments) to be funded from Fund 171 in the amount of \$ 200,000. **Commissioner Whitfield** seconded the motion.
- Commission Chairman Cullen** called for a Roll Call Vote.
- Upon Roll Call Vote, the following commissioners voted AYE:
- Brewster, Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shave, Waller** (9)
- (5) Amendment # 2 - Luttrell voting precinct - \$ 10,000/ Fund 171 The amendment PASSED.
- Commissioner Whitfield** made a motion to amend Fund 171 in the amount of \$ 10,000 to complete the Luttrell Voting Precinct. **Commissioner Shaver** seconded the motion.
- Commission Chairman Cullen** called for a Roll Call Vote.
- Upon Roll Call Vote, the following commissioners voted AYE:
- Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster** (9)
- The amendment PASSED.
- (6) Amended Appropriations Resolution **With no further amendments being offered, Chairman Cullen** called for a Roll Call Vote on the Amended Appropriations Resolution.
- Upon Roll Call Vote, the following commissioners voted AYE:
- Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster** (9)
- The motion PASSED.

(7) Tax Levy
Resolution

Director of Accounts and Budgets Tracy Blair requested Consideration of recommendation to approve A Resolution Fixing the Tax Levy in Loudon County, Tennessee for the Fiscal Year Beginning July 1, 2022.

Commissioner Satterfield made a motion to approve the resolution.
Commissioner Shaver seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE:

Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster, Hurley (9)

The motion PASSED.

(8) Appropriations
Resolution –
Non-Profit

Director of Accounts and Budgets Tracy Blair requested consideration of recommendation to approve A Resolution Making Appropriations to Non-Profit Organizations Serving Loudon County, Tennessee for the Year Beginning July 1, 2022 and Ending June 30, 2023.

Commissioner Satterfield made a motion to approve the resolution.
Commissioner Shaver seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE:

Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster, Hurley, Tinker (9)

The motion PASSED

There being no further business, a motion being duly made by **Commissioner Waller** and seconded by **Commissioner Shaver** the June 27th, 2022 Budget Approval Meeting stand adjourned at 6:13 pm.

Loudon County Commission Chairman

ATTEST:

Loudon County Clerk

Loudon County Mayor

Loudon County Commission Meeting

Monday, August 1, 2022

Zoning Resolution

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

RESOLUTION _____

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, SITUATED IN THE 3RD 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 Daily Edition on July 20, 2022 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 3899 Vineyard Road, situated in the 1st Legislative District, referenced by Tax Map 036, Parcel 095.00 to be rezoned from A-1 (Agricultural-Forestry District) to C-2 (General Commercial District).

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: 9
0

DISAPPROVED: _____

ABSTAINED: _____

Pamela G McLean

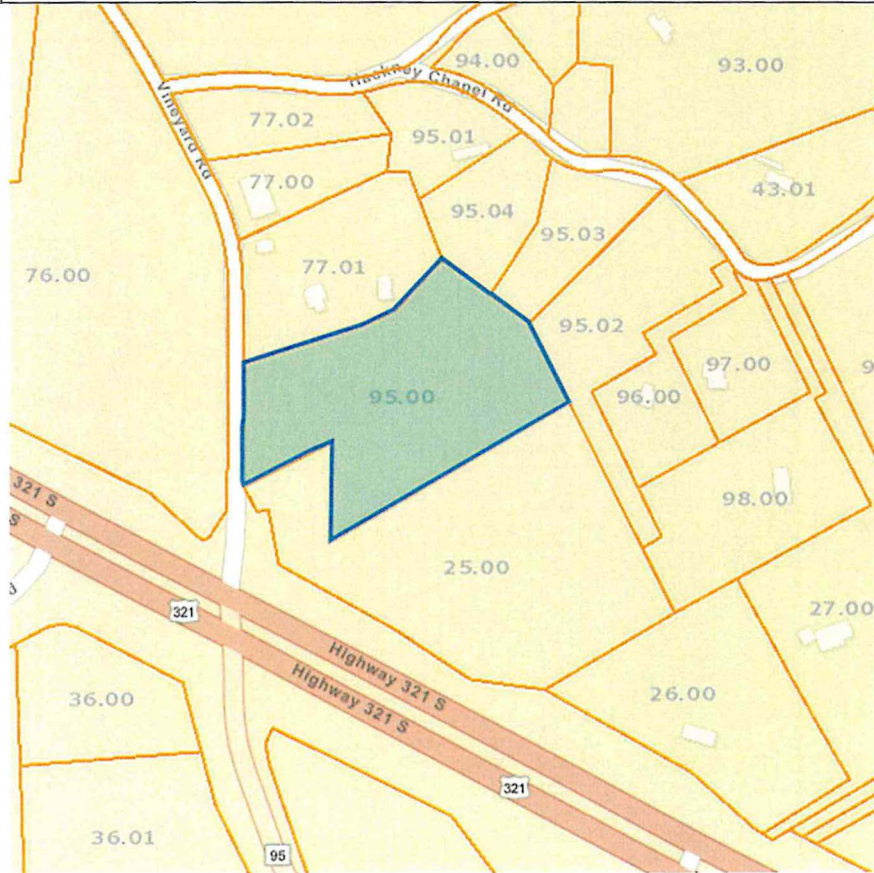
**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**

Dated: July 12, 2022

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURAL-FORESTRY DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD., LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT



Loudon County Commission Meeting

Monday, August 1, 2022

Zoning Resolution

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

RESOLUTION _____

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY,
TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE
TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1,
AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL
DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT
POPLAR SPRINGS ROAD LOUDON COUNTY, TN, SITUATED IN THE 1ST
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 Daily Edition on July 20, 2022 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 Poplar Springs Road, situated in the 1st Legislative District, referenced by Tax Map 041, Parcel 034.00 to be rezoned from A-1 (Agricultural-Forestry District) to A-2 (Rural Residential District).

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: 9

DISAPPROVED: 0

ABSTAINED: _____

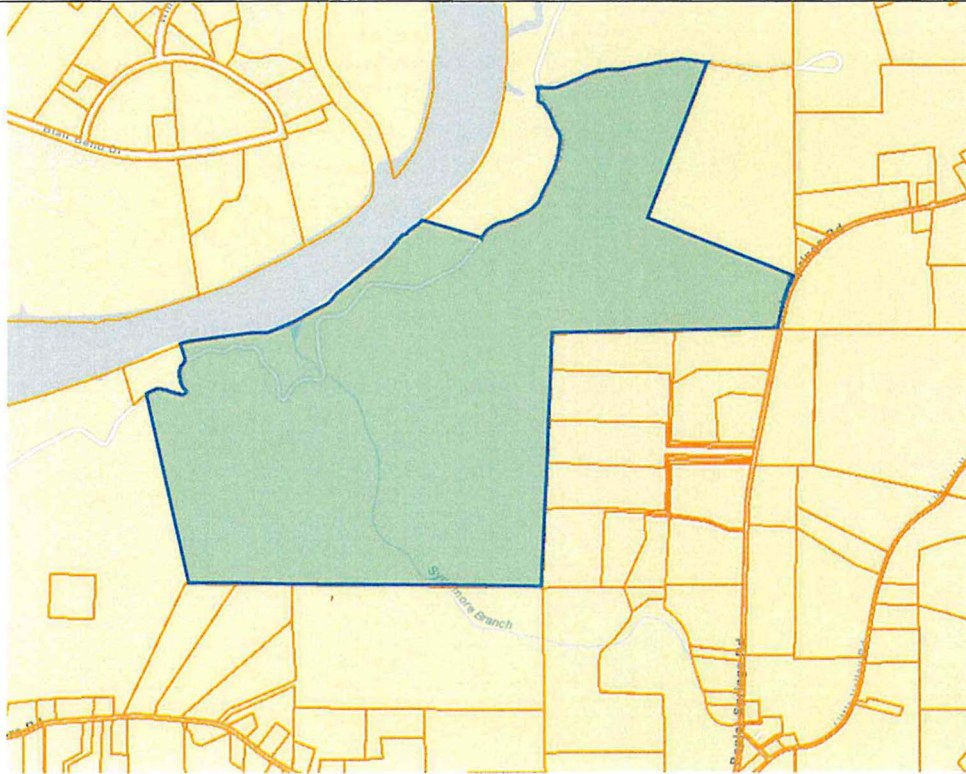


ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: July 12, 2022

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURAL-FORESTRY DISTRICT) TO A-2 (RURAL RESIDENTIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD., LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT



Loudon County Commission Meeting

Monday, August 1, 2022

Zoning Resolution

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10, 5.043.C.5, 5.044.B.2, AND 5.050, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

RESOLUTION _____

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,
ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10,
5.043.C.5, 5.044.B.2, AND 5.050, 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 deleting Sections 4.082 Through 4.089.2, 5.042.C.10, 5.043. C.5, 5.044.B.2 and 5.050 in its entirety.

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 July 12, 2022 are as follows:

APPROVED: 9 DISAPPROVED: 0

Loudon County Commission Meeting

Monday, August 1, 2022

Warranty Deed Transfer

*Warranty Deed regarding the transfer of property to Loudon County from Tellico
Reservoir Development Agency (TRDA) on behalf of the Greenback Fire and Rescue
Department*

DRAFT

_____(Space above this line for Recording Data)_____

WARRANTY DEED

OWNER & TAX PAYER:
Loudon County

TAX EXEMPT

THIS INDENTURE, made and entered into on this the 6th day of July, 2022, by and between THE TELlico RESERVOIR DEVELOPMENT AGENCY, an agency created under the laws of the State of Tennessee pursuant to the Acts of 1982 (ADJ. S), Chapter 679, codified as Section 64-1-701, et seq., Tennessee Code Annotated, hereinafter designated Grantor, and LOUDON COUNTY, hereinafter designated Grantee.

WITNESSETH:

THAT the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said Grantee, the following described premises subject to the right of reversion as hereinafter set out, to-wit:

SITUATED in the Third (3rd) Civil District of Loudon County, Tennessee, and containing two acres, as more particularly described in Map Cabinet K/368 in the Register's Office for Loudon County, Tennessee.

THIS CONVEYANCE is made subject to the following:

(a) the restrictions, conditions, limitations and easements and development standards contained in Contract No. TV-60000A, as supplemented, between the Tennessee Valley Authority acting on behalf of the United States of America and TRDA of record in the Register's Office for Loudon County, Tennessee, in Trust Book 187, page 819; as the same has been amended.

(b) the restrictions, conditions, limitations and easements as contained in that Special Warranty Deed from the Tennessee Valley Authority to TRDA dated December 22, 1982, of record in the Register's Office for Loudon County, Tennessee, in Book of Warranty Deeds, Vol. 148, page 870;

(c) the conditions and requirements of TRDA's Sewer Use Resolution dated June 15, 1988, as the same may be amended; and the conditions of TRDA's Storm Water Detention Resolution dated September 20, 1989, as the same may be amended.

(d) the restrictions, conditions, limitations and easements as contained in Map Cabinet K/368, in the Register's Office for Loudon County, Tennessee.

FOR SOURCE OF TITLE see deed of record in the Register's Office for Loudon County, Tennessee, in Book of Warranty Deeds, Vol. 148, page 870;

THIS CONVEYANCE is made upon the condition that Grantee erect and maintain a fire, ambulance, rescue and recovery, and law enforcement facility on the above-described property in conformance with the requirements of Contract No. TV60000A. Grantee agrees to complete construction of said fire, ambulance, rescue and recovery, and law enforcement facility within two years of the date of the conveyance herein. Grantee further agrees that, if said fire, ambulance, rescue and recovery, and law enforcement facility is destroyed or demolished, Grantee shall have the option to replace said structure with another building. If the Grantee elects to rebuild, it will submit plans for the construction to the Grantor for its approval within one hundred eighty (180) days after the destruction or demolition of the building. In the event the Grantee fails to erect or maintain a fire, ambulance, rescue and recovery, and law enforcement facility on the Premises, or elects not to rebuild, or the plans to rebuild the building are not approved by the Grantor, then and in that event, title to the Premises shall revert back to Grantor without any payment from Grantor to Grantee. In the event that either Grantor or its successor or assign ceases to exist, then this reversionary interest of Grantor shall be null and void and of no further force and effect.

THIS CONVEYANCE IS FURTHER made subject to the following conditions, restrictions, limitations and easements which are hereby imposed upon the Premises as a servitude to run with the land:

1. The Premises shall be used solely as a fire, ambulance, rescue and recovery, and law enforcement facility and no activities may be conducted upon the Premises that would not be directly related to the operation of said fire, ambulance, rescue and recovery, and law enforcement facility.
2. Any changes or alterations made to the facilities constructed on the Premises by the Grantee shall be made in accordance with the Industrial Development Standards for the Tellico Project as contained in "Contract No. TV-60000A."
3. Grantee agrees to connect to the sewer system within a reasonable time after notification by Grantor to do so.
4. Grantee shall not lease the Premises for profit without the prior written consent of Grantor.

This deed is executed pursuant to authority given by the Board of Directors of said agency.

IN WITNESS WHEREOF, the said Grantor has hereunto caused its seal to be affixed and these presents to be signed by its Chairman of the Board and attested the day and date first above written.

TELLICO RESERVOIR
DEVELOPMENT AGENCY

By: _____
Mirch Ingram, Chairman of the Board

ATTEST:

Secretary

STATE OF TENNESSEE)
 SS
COUNTY OF LOUDON)

Before me, the undersigned authority, a Notary Public of said state and county, personally appeared Mitch Ingram, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chairman of the Board of the TELLICO RESERVOIR DEVELOPMENT AGENCY, the within named bargainor, an agency created under the laws of the State of Tennessee pursuant to the Acts of 1982 (ADJ. S), Chapter 679, codified as Section 64-1-701. et seq., Tennessee Code Annotated, and that he, as such Chairman of the Board, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Agency by himself as Chairman of the Board.

Witness my hand and seal at office this the _____ day of _____, 2022.

NOTARY PUBLIC

My Commission Expires:

Loudon County Commission Meeting

Monday, August 1, 2022

Boards & Committees

*Audit Committee, Budget Committee,
Purchasing Committee & Capital Projects Committee*

Loudon County Commission Meeting

Monday, August 1, 2022

Bonds & Notaries

LOUDON COUNTY CLERK
CARRIE MCKELVEY COUNTY CLERK
101 MULBERRY ST STE 200
LOUDON TN 37774
Telephone 865-458-3314
Fax 865-458-9891

Notaries to be elected August 01,2022

KATELAND L BAUM
SHENNA CORTEZ
JESSICA DAWSON
TONYA J FREELS
APRIL LEWELLYN
KELLY MCKEEVER

ADAM BLAKE MOORE
MARK PITMAN
ROSEMARY HINES QUILLEN
ANDREA VIARS
TERESA WALLACE

Loudon County Commission Meeting

Monday, August 1, 2022

Budget Amendments

Fund 101

RESOLUTION # _____

A RESOLUTION AMENDING THE COUNTY GENERAL FUND 101
TO MORE ACCURATELY REFLECT ANTICIPATED REVENUES AND EXPENDITURES
FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023

WHEREAS, Loudon County Commission adopted the 2022 – 2023 budget that included the County General Fund 101 on June 27, 2022; and

WHEREAS, amendments in the revenue and/or expense budgets are now recommended to more accurately reflect anticipated and/or known revenues and expenditures for the current fiscal year; and

WHEREAS, sources of revenue for the amendments in revenue budgets include Local Option Taxes, Licenses and Permits, State and Federal Grants; as well as Other Sources; and

WHEREAS, amendments in the expense budgets will appropriate funds for expenditures that were unknown at the time of the original FY 2022 – 2023 budget adoption; and

WHEREAS, funds for amendments in the expense budgets that do not have a direct revenue stream will be provided for from the available fund balance; and

WHEREAS, the estimated Beginning Fund Balance will be updated to reflect the Year End Report (unaudited estimates) or audit (if available); thereby a more accurate budget.

NOW, THEREFORE, BE IT RESOLVED, that the FY 2022 - 2023 County General Fund 101 has been amended by Loudon County Commission.

BE IT FURTHER RESOLVED, that the projected fund balance at fiscal year-end has been adjusted and is summarized as follows:

	Original Budget	Previously Approved Amends	Amends Approved this Res	Approved Amended Budget
Estimated June 30, 2022 FB	10,252,490			
Less Restricted, Committed & Assigned	777,577			
Est. Avail. Fund Balance July 1, 2022	9,474,913			
Total Revenue & Transfers In	21,482,426	0	0	21,482,426
Total Available Funds	21,482,426	0	0	21,482,426
Total Expenditures & Transfers Out	23,970,761	0	29,822	24,000,583
Effect on Fund Balance	(2,488,335)	0	(29,822)	(2,518,157)
Ending Fund Balance	6,986,578	0	(29,822)	6,956,756

[SEE ATTACHED EXHIBIT ____ DETAILED SPREADSHEET]

BE IT FINALLY RESOLVED, that this resolution take effect immediately and is spread upon the minutes of Loudon County Commission meeting in regular session on

August 1, 2022

ATTEST:

Loudon County Clerk

Loudon County Commission Chair

Loudon County Mayor

Loudon County
County General Fund 101
Fiscal Year Ending June 30, 2022

	A	B	C	D	E	F	G	H
1			General Fund 101					
2	Account Number		7/15/2022 16:34	2022-2023	2022-2023	Approved	Proposed	Proposed
3				Org Bgt	Amds	Amded Bgt	Amds	Amded Budget
4								
554								
555	51600		Register of Deeds					
556	101		County Official/Administrative Officer	97,183		97,183		97,183
557	162		Clerical Personnel	160,348		160,348		160,348
558	187		Overtime Pay			0		0
559	201		Social Security	15,967		15,967		15,967
560	204		State Retirement	17,280		17,280		17,280
561	206		Life Insurance	696		696		696
562	206-RET-LIF		Life Insurance	88		88		88
563	207		Medical Insurance	34,700		34,700		34,700
564	207-SRHTH		Medical Insurance - Sr. Health	13,386		13,386		13,386
565	208		Dental Insurance	2,679		2,679		2,679
566	208-RET-DEN		Dental Insurance - Retirees			0		0
567	212		Employer Medicare	3,734		3,734		3,734
568	307		Communication	2,000		2,000		2,000
569	320		Dues and Memberships	1,500		1,500		1,500
570	330		Operating Lease Payments (Copier)	6,800		6,800		6,800
571	348		Postal Charges	1,800		1,800		1,800
572	355		Travel/Training	1,000		1,000		1,000
573	399		Other Contracted Services	24,000		24,000		24,000
574	399-REGIS		Other Contracted Services - Official's Reserve			0		0
575	414		Duplicating Supplies	200		200		200
576	435		Office Supplies	3,000		3,000		3,000
577	508		Premiums on Corporate Surety Bonds	500		500		500
578	513		Workers' Comp Insurance	2,464		2,464		2,464
579	709		Data Processing Equipment			0		0
580	711-REGIS		Office Furniture	0		0	8,260	8,260
581	719		Office Equipment	500		500		500
582						0		0
583			Total Register of Deeds	389,825	0	389,825	8,260	398,085
584								
585								
586								
587								
588								
589								
590								

\$8,250 from Clerk's Reserve. 6/30/22 balance = \$57,000
No effect on FB
[18Jul_01Aug2022]

Loudon County
County General Fund 101
Fiscal Year Ending June 30, 2022

	A	B	C	D	E	F	G	H
1			General Fund 101					
2	Account Number		7/15/2022 16:34	2022-2023	2022-2023	Approved	Proposed	Proposed
3				Org Bgt	Amds	Amded Bgt	Amds	Amded Budget
4								
1029								
1030	53300		General Sessions Court					
1031	162		Clerical Personnel	486,616		486,616		486,616
1032	169		Part-time Personnel	17,472		17,472		17,472
1033	187		Overtime Pay	10,000		10,000		10,000
1034	201		Social Security	31,873		31,873		31,873
1035	204		State Retirement	33,323		33,323		33,323
1036	206		Life Insurance	2,006		2,006		2,006
1037	206-RET-LIF		Life Insurance - Retirees	526		526		526
1038	207		Medical Insurance	104,498		104,498		104,498
1039	207-RET-MED		Medical Insurance - Retirees			0		0
1040	207 - SRH1H		Medical Insurance - Sr. Health	2,141		2,141		2,141
1041	208		Dental Insurance	6,597		6,597		6,597
1042	208-RET-DEN		Dental Insurance-Retirees	1,598		1,598		1,598
1043	212		Employer Medicare	7,344		7,344		7,344
1044	307		Communication	4,000		4,000		4,000
1045	307-WIRE		Communication	1,000		1,000		1,000
1046	320		Dues and Memberships	500		500		500
1047	330		Operating Lease Payments (Copier)	8,500		8,500		8,500
1048	334		Maintenance Agreements	3,500		3,500		3,500
1049	337		Maintenance & Repair - Office Equipment			0	Error in Original Budget	0
1050	348		Postal Charges	12,000		12,000	[18Jul_01Aug2022]	12,000
1051	349		Printing, Stationery, and Forms	10,000		10,000		10,000
1052	355		Travel	2,500		2,500		2,500
1053	399		Other Contracted Services (LGDP)	23,000		23,000		23,000
1054	414		Duplicating Supplies	1,750		1,750		1,750
1055	435		Office Supplies	1,400		1,400	12,600	14,000
1056	513		Workers' Comp Insurance	8,008		8,008		8,008
1057	524		In Service/Staff Development	1,500		1,500		1,500
1058	708 SESSN		Communication Equipment - SESSN			0		0
1059	709		Data Processing Equipment	5,000		5,000		5,000
1060	709 SESSN		Data Processing Equipment			0		0
1061	711		Furniture and Fixtures	3,000		3,000		3,000
1062	719		Office Equipment			0		0
1063						0		0
1064			Total General Sessions Court	789,652	0	789,652	12,600	802,252
1065								

Loudon County
County General Fund 101
Fiscal Year Ending June 30, 2022

	A	B	C	D	E	F	G	H
1			General Fund 101					
2	Account Number		7/15/2022 16:34	2022-2023	2022-2023	Approved	Proposed	Proposed
3				Org Bgt	Amtds	Amtd Bgt	Amtds	Amtd Budget
4								
1099								
1100	53400		Chancery Court					
1101	101		County Official/Administrative Officer	97,183		97,183		97,183
1102	162		Clerical Personnel	119,787		119,787	2,018	121,805
1103	169		Part Time Personnel			0		0
1104	201		Social Security	13,452		13,452	125	13,577
1105	204		State Retirement	14,559		14,559	135	14,694
1106	206		Life Insurance	684		684		684
1107	206-RET-LIF		Life Insurance	327		327		327
1108	207		Medical Insurance	44,469		44,469		44,469
1109	207-RET-MED		Medical Insurance			0		0
1110	207-SRIHTH		Medical Insurance	8,771		8,771		8,771
1111	208		Dental Insurance	2,790		2,790		2,790
1112	208-RET-DEN		Dental Insurance-Retirees	2,424		2,424		2,424
1113	212		Employer Medicare	3,146		3,146	29	3,175
1114	307		Communication	3,500		3,500		3,500
1115	320		Dues and Memberships	1,050		1,050		1,050
1116	330		Operating Lease Payments (Copier)	3,800		3,800		3,800
1117	331		Legal Services			0		0
1118	334		Maintenance Agreements			0		0
1119	337		Maintenance & Repair - Office Equipment	1,500		1,500		1,500
1120	348		Postal Charges	7,500		7,500		7,500
1121	349		Printing, Stationery, and Forms	1,500		1,500		1,500
1122	355		Travel	3,700		3,700		3,700
1123	399		Other Contracted Services	23,000		23,000		23,000
1124	399-DQTAX		Delinquent Tax Sale pmt to Clerk & Master	4,300		4,300		4,300
1125	414		Duplicating Supplies	700		700		700
1126	435		Office Supplies	2,500		2,500		2,500
1127	471		Software			0		0
1128	508		Premium on Corporate Surety Bonds	500		500		500
1129	513		Workers' Comp Insurance	2,464		2,464		2,464
1130	524		In Service/Staff Development	2,000		2,000		2,000
1131	719		Office Equipment	3,000		3,000		3,000
1132						0		0
1133			Total Chancery Court	368,606	0	368,606	2,307	370,913

Error on original budget
[18Jul_01Aug2022]

Loudon County
County General Fund 101
Fiscal Year Ending June 30, 2022

	A	B	C	D	E	F	G	H
1			General Fund 101					
2	Account Number		7/15/2022 16:34	2022-2023	2022-2023	Approved	Proposed	Proposed
3				Org Bgt	Amds	Amded Bgt	Amds	Amded Budget
4								
1662								
1663	56300		Senior Citizens Assistance					
1664	105		Supervisor/Director	45,894		45,894		45,894
1665	161		Office on Aging Director	33,280		33,280		33,280
1666	189		Other Salaries and Wages	68,599		68,599		68,599
1667	201		Social Security	9,162		9,162		9,162
1668	204		Retirement	9,916		9,916		9,916
1669	206		Life Insurance	680		680		680
1670	206-RET-LIF		Life Insurance - Retirees	392		392		392
1671	207		Medical Insurance	38,311		38,311		38,311
1672	207-RET-MED		Medical Insurance - Retirees	6,682		6,682		6,682
1673	207-SRHTH		Medical Insurance - Sr. Health	6,422		6,422		6,422
1674	208		Dental Insurance	2,406		2,406		2,406
1675	208-RET-DEN		Dental Insurance-Retirees	648		648		648
1676	212		Employer Medicare	2,143		2,143		2,143
1677	307		Communication	4,900		4,900		4,900
1678	316-FDBOX		Contributions - Food Box Program	0		0	4,608	4,608
1679	330		Operating Lease Payments (Copier)	2,200		2,200		2,200
1680	333		Licenses	2,000		2,000		2,000
1681	336		Maintenance and Repair Services-Equipment	1,637		1,637		1,637
1682	338		Vehicle Maintenance	5,000		5,000		5,000
1683	348		Postal Charges	200		200		200
1684	349		Printing, Stationery, and Forms	1,500		1,500		1,500
1685	355		Travel	900		900		900
1686	399		Other Contracted Services	6,300		6,300		6,300
1687	410		Custodial Supplies	900		900		900
1688	414		Duplicating Supplies	200		200		200
1689	422 LUNCH		Food Supplies	8,000		8,000		8,000
1690	425		Gasoline	5,000		5,000		5,000
1691	435		Office Supplies	300		300		300
1692	450		Tires & Tubes	1,000		1,000		1,000
1693	452		Utilities	15,000		15,000		15,000
1694	499		Other Supplies and Materials	700		700		700
1695	513		Workers' Comp Insurance	2,464		2,464		2,464
1696	599		Other Charges	1,500		1,500		1,500
1697	599-SRCTZ		Other Charges	0		0		0
1698	719		Office Equipment	500		500		500
1699	790-TCAD		Other Equipment	0		0		0
1700						0		0
1701			Total Senior Citizens Assistance	284,736	0	284,736	4,608	289,344
1702								
1703	56700		Parks and Fair Boards	0				
1704	316		Contributions	0				
1705				0				
1706								
1707			Total Social, Cultural, and Recreational Services	284,736	0	284,736	4,608	289,344

Loudon County
County General Fund 101
Fiscal Year Ending June 30, 2022

	A	B	C	D	E	F	G	H
1			General Fund 101					
2	Account Number		7/15/2022 16:34	2022-2023	2022-2023	Approved	Proposed	Proposed
3				Org Bgt	Amds	Amded Bgt	Amds	Amded Budget
4								
1753								
1754	58000		Other General Government					
1755	58110		Tourism					
1756	316		Contributions (Visitor's Bureau)			0		0
1757	316		Contributions (Visitor's Bureau)	0		0		0
1758								
1759			Total Tourism	0	0	0	FY 2023 increase in assessment	0
1760							[18Jul_01Aug2022]	
1761	58120		Economic and Industrial Agencies					
1762	320		Dues and Memberships			0		0
1763	320		Dues & Memberships (E TN Dev District)	3,885		3,885	2,047	5,932
1764	316		Contributions			0		0
1765	316		Contributions (Loudon Co Ec Dev Ag)	169,860		169,860		169,860
1766	316		Contributions (Innovation Valley)	0		0		0
1767								
1768			Total Economic and Industrial Agencies	173,745	0	173,745	2,047	175,792
1769								
1770								
1771	58130		Housing and Urban Development					
1772	316		Contributions			0		0
1773	341		Pauper Burials			0		0
1774								
1775			Total Housing and Urban Development	0	0	0	0	0
1776								