

Loudon County Commission Workshop

Loudon, Tennessee

Tuesday, January 18, 2022

Courthouse Annex

6:00 pm

1) Comments by Members of the General Public

2) Loudon County Codes Enforcement - 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 R-1, SUBURBAN- RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 010, PARCEL 180.00 LOCATED 3407 HWY 70 EAST LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT*
- B) RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING THE COUNTYS PORTION OF RIGHT-OF-WAY BETWEEN PROSPECT CHURCH ROAD AND HWY 72, AT 866 PROSPECT CHURCH ROAD, LOCATED ON LOUDON COUNTY TAX MAP 039, PARCEL 070.00.*
- 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 C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 016, PARCEL 325.00 LOCATED 810 OLD MIDWAY ROAD LOUDON COUNTY, TN, SITUATED IN THE 2ND LEGISLATIVE DISTRICT*
- D) 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 C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 044, PARCEL 025.00 LOCATED 4277 HWY 321 LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT*
- E) 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 C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 016, PARCEL 003.00 LOCATED 7641 HWY 11 EAST LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT*

3) Habitat - Tony Gibbons

4) Loudon County Chamber of Commerce – Rodney Grugin

5) Mayor - Buddy Bradshaw

A) Covid Leave Policy

B) RSQ for Library Storage Addition

C) Selection Committee for the Architect for Library Storage Addition

6) Commissioner – Adam Waller

A) Grove at Cedar Hills – continued issues with development

7) Commissioner – Van Shaver

A) Discussion of TV3

8) Director of Accounts and Budgets – Tracy Blair

A) Budget Recommendations

Loudon County Commission Workshop

Tuesday, January 18, 2022

Zoning Resolution

AGENDA ITEM # 2A

*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 R-1, SUBURBAN- RESIDENTIAL DISTRICT TO C-2,
GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 010, PARCEL
180.00 LOCATED 3407 HWY 70 EAST LOUDON COUNTY, TN, SITUATED IN THE 5TH
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 R-1, SUBURBAN-RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 010, PARCEL 180.00 LOCATED 3407 HWY 70 EAST LOUDON COUNTY, TN, SITUATED IN THE 5TH 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 newspaper, the News Herald on December 1, 2021 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 3407 HWY 70 east, situated in the 5th Legislative District, referenced by Tax Map 010, Parcel 180.00 to be rezoned from R-1 (Suburban Residential 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: 11

DISAPPROVED: 0

ABSTAINED: 0



ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 9, 2021

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM R-1 (SUBURBAN-RESIDENTIAL DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 010, PARCEL 180.00 LOCATED 3407 HWY 70 EAST., LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT



Loudon County Commission Workshop

Tuesday, January 18, 2022

Zoning Resolution

AGENDA ITEM # 2B

*RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING THE
COUNTYS PORTION OF RIGHT-OF-WAY BETWEEN PROSPECT CHURCH ROAD AND
HWY 72, AT 866 PROSPECT CHURCH ROAD, LOCATED ON LOUDON COUNTY TAX
MAP 039, PARCEL 070.00.*

RESOLUTION _____

**RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION
CLOSING THE COUNTYS PORTION OF RIGHT-OF-WAY BETWEEN
PROSPECT CHURCH ROAD AND HWY 72, AT 866 PROSPECT CHURCH
ROAD, LOCATED ON LOUDON COUNTY TAX MAP 039, PARCEL 070.00.**

WHEREAS, the chief legislative body of the county has the authority, under Tennessee Code Annotated, to accept the dedication of roads, close existing roads, adopt standards for the acceptance of new roads and reopen previously closed or abandoned roads; and

WHEREAS, the Loudon County Regional Planning Commission has received for review a request from owner of property located at 866 Prospect Church Road, requesting the closure of a portion of that right-of-way, Map 039, Parcel 070.00; and

WHEREAS, applicant feels the described roadway has no present nor future public use, and desires that any county encumbrance caused by the presence of the right-of-way be removed; and

WHEREAS, identified affected property owners were notified and a public notice and description of the request appeared in the Loudon County News Herald on January 19th, 2022 consistent with the provisions of Loudon County's procedure for closing a public road; and

WHEREAS, the Loudon County Regional Planning Commission has reviewed this matter, including the recommendation of the County Road Superintendent, and based on its investigation has determined that the closure of said road will not adversely affect any property owners or the present or future function of the County's roadway system, and recommends the closure a portion of said road, described as follows:

The county's portion., located at Parcel 070.00, Tax Map 039, situated in the 1st Legislative District, being more specifically shown on the attached illustration, incorporated herein.

WHEREAS, the County Commission feels the closure of the roadway is not detrimental to the community or to the present or future function of the County roadway system;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission, in regular session assembled on this 7th day of February 2021 that the afore described section of the roadway is hereby closed, with any interest the County has in the roadway being hereby relinquished as provided by law.

BE IT FURTHER 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: _____

DISAPPROVED: _____

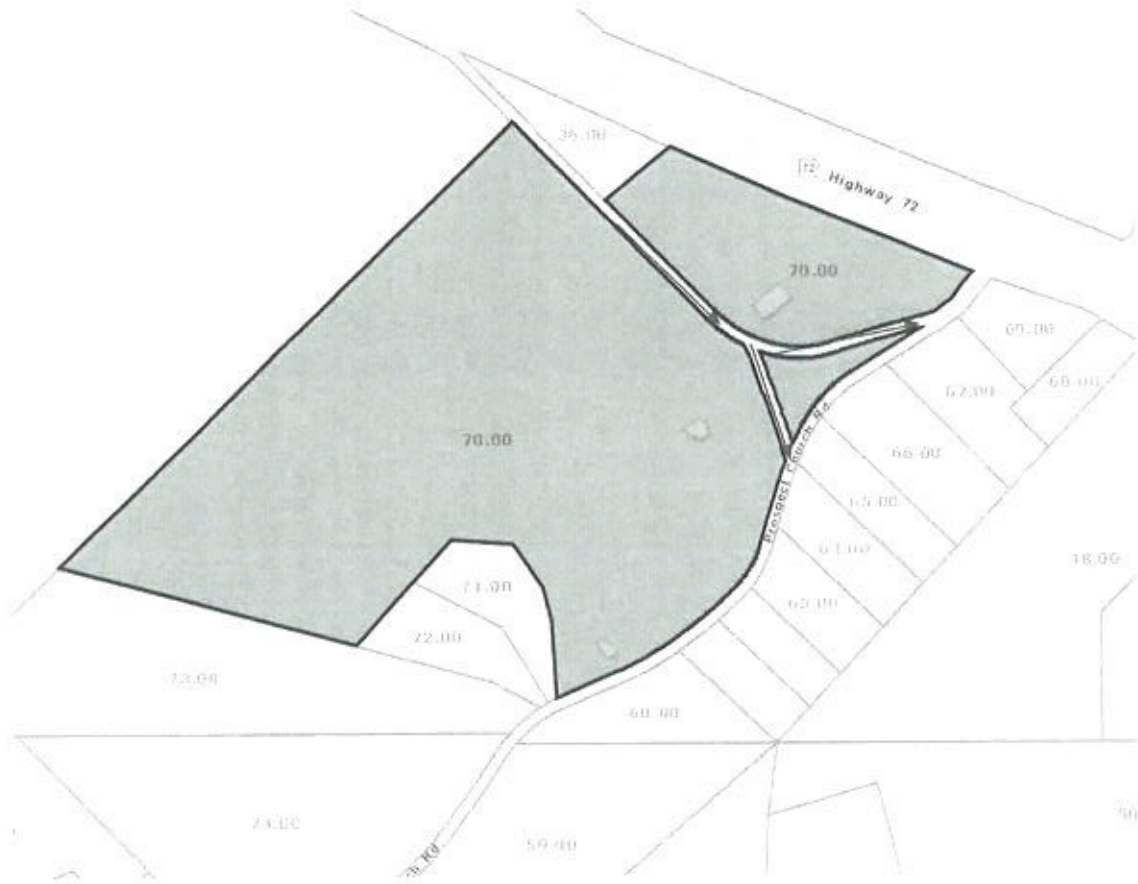
**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**

Dated: _____

**LOUDON COUNTY COMMISSION
ILLUSTRATION ATTACHMENT**

**THE COUNTY'S PORTION OF RIGHT-OF-WAY CLOSURE
BY LOUDON COUNTY TAX MAP 039, PARCELS 070.00 LOCATED AT 866 PROSPECT CHURCH
ROAD, LOUDON COUNTY, TN, SITUATED IN THE 1ST
LEGISLATIVE DISTRICT**

Loudon County – Parcel: 070.00 039



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Zoning Resolution

AGENDA ITEM # 2C

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 C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 016, PARCEL 325.00 LOCATED 810 OLD MIDWAY ROAD LOUDON COUNTY, TN, SITUATED IN THE 2ND 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 C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 016, PARCEL 325.00 LOCATED 810 OLD MIDWAY ROAD LOUDON COUNTY, TN, SITUATED IN THE 2ND 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 newspaper, the News Herald on January 19, 2021 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 810 Old Midway Road, situated in the 2nd Legislative District, referenced by Tax Map 016, Parcel 325.00 to be rezoned from C-2 (General Commercial District) to R-1 (Suburban 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: _____

DISAPPROVED: _____

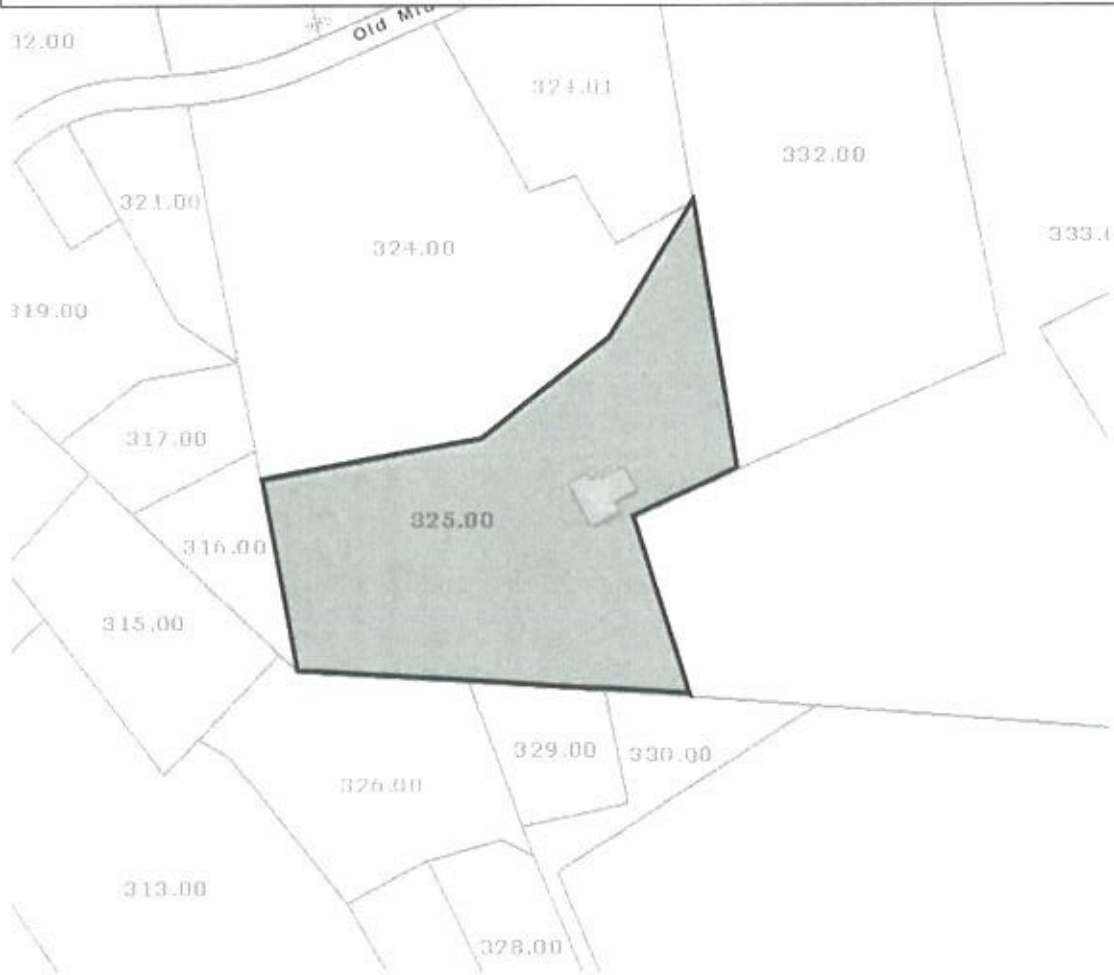
ABSTAINED: _____

ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: January 11, 2021

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SUBURBAN-RESIDENTIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 016, PARCEL 325.00 LOCATED 810 OLD MIDWAY ROAD., LOUDON COUNTY, TN, SITUATED IN THE 2ND LEGISLATIVE DISTRICT



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Zoning Resolution

AGENDA ITEM # 2D

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 C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 044, PARCEL 025.00 LOCATED 4277 HWY 321 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 C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 044, PARCEL 025.00 LOCATED 4277 HWY 321 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 The Daily Edition on December 22, 2021 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 4277 HWY 321 South, situated in the 3rd Legislative District, referenced by Tax Map 044, Parcel 025.00 to be rezoned from C-1 (Rural Center 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: 10

DISAPPROVED: 0

ABSTAINED: 0

Pamela S. McKen

ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: December 14, 2021

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM C-1 (RURAL CENTER DISTRICT) TO C-2 (GENERAL DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 044, PARCEL 025.00 LOCATED 4277 HWY
321 SOUTH,
LOUDON COUNTY, TN, SITUATED IN THE 3RD
LEGISLATIVE DISTRICT



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Zoning Resolution

AGENDA ITEM # 2E

*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 C-2, GENERAL COMMERCIAL DISTRICT TO R-1,
SUBURBAN-RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 016, PARCEL
003.00 LOCATED 7641 HWY 11 EAST LOUDON COUNTY, TN, SITUATED IN THE 5TH
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 C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 016, PARCEL 003.00 LOCATED 7641 HWY 11 EAST LOUDON COUNTY, TN, SITUATED IN THE 5TH 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 newspaper, the News Herald on December 1, 2021 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 7641 HWY 11 east, situated in the 5th Legislative District, referenced by Tax Map 016, Parcel 003.00 to be rezoned from C-2 (General Commercial District) to R-1 (Suburban 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: 11

DISAPPROVED: 0

ABSTAINED: 0



ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 9, 2021

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SUBURBAN-RESIDENTIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 016, PARCEL 003.00 LOCATED 7641 HWY 11 EAST., LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT



Loudon County Commission Workshop

Tuesday, January 18, 2022

Covid Leave Policy

AGENDA ITEM # 5A

Loudon County Government
COVID-19 Leave Policy (temporary)

Due to the COVID-19 pandemic, Loudon County is instituting this temporary policy to address paid time off in certain circumstances. This policy will be effective as of January 1, 2021 and will continue only through December 31, 2021, unless extended by County Commission.

The County recognizes the impact of the pandemic to our employees and has put in place temporary measures to alleviate concerns related to time off for positive COVID tests during the pandemic period. This policy provides for paid leave (in addition to the employee's sick leave and annual leave) to be used in specific situations ("COVID Leave").

All regular full-time and part-time employees are provided up to a maximum of two (2) weeks of COVID Leave to be used during the policy period. Two weeks for full-time employees is calculated at eighty (80) hours, and for part-time employees, it is calculated at an average number of hours worked over a two-week period, not to exceed sixty (60) hours total for the two-week period. COVID Leave will only be provided to County employees in the following situations:

(1) Employees who have received a positive COVID-19 test from a doctor or medical facility and are unable to work from home either due to their illness or the inability of the County to provide remote work. COVID Leave is only provided for the period of time the employee is under a treating medical provider's order to remain at home due to the COVID positive test, up to the maximum number of hours listed above; In order to utilize COVID Leave, employees must notify the supervising County official and are required to submit a medical statement signed by a licensed physician certifying that the employee has been diagnosed with COVID-19 due to a positive test result.

(2) Employees who have been directly exposed to COVID-19 by being in close contact (as defined by the Center for Disease Control) with someone who is positive for COVID-19, are provided up to a maximum of forty (40) hours as COVID Leave, provided that the employee seeks a COVID-19 test. If the COVID-19 test is negative, the employee's COVID Leave is capped at forty (40) hours. If the COVID-19 test is positive, the employee is permitted to utilize the remainder of the two-week maximum for COVID Leave listed above. In order to utilize COVID Leave for this reason, the employee must submit documentation evidencing the COVID-19 test, whether positive or negative.

If the supervising County official believes that there is work the employee can perform from home, and the affected employee is able to and chooses to work from home, the employee may work from home without utilizing COVID Leave. However, an employee is not required to work from home rather than use COVID Leave if the employee is eligible for COVID Leave.

COVID Leave does not count as hours worked and is not included in an employee's regular rate for overtime purposes. Absences which are covered by COVID Leave and which qualify under the FMLA count toward an eligible employee's entitlement under the FMLA.

COVID Leave will not be paid out or converted to Sick or Annual leave if it is not used. COVID Leave is only for use with a positive COVID test of an employee. Employees are not permitted to donate COVID Leave time to any other County employee.

COVID Leave Request Form

COVID Leave is available to County employees who have either (1) received a positive COVID test from a doctor or medical facility, or (2) been directly exposed to COVID-19 by being in close contact with someone who is positive for COVID-19, and are unable to work from home either due to their illness or the inability of the County to provide remote work.

This form is provided as a request form for COVID-19 Leave Policy passed by the County, and that policy controls circumstances of leave. The COVID-19 Leave Policy expires on December 31, 2021.

To be completed by Employee:

Date: _____

Employee Name: _____

Department: _____

Dates requested for COVID Leave: ____/____/____ to ____/____/____

Are you part time or full time? (*circle one*)

Please list the name of the physician or treating provider who administered the COVID-19 test and confirmed the COVID-19 test as a positive test. Attach a copy of either the positive test result or the treating provider's written documentation advising of the positive COVID-19 test result.

OR

Please describe the circumstances of the direct exposure to COVID-19 by being in close contact with someone who is positive for COVID-19. Attach a copy of medical documentation showing the date of the COVID-19 test performed, as well as its result.

Acknowledgement

I acknowledge that I am requesting COVID-19 Leave due to either a positive COVID-19 test result or a direct exposure to COVID-19 as defined in the County's COVID-19 Leave Policy. I acknowledge that I am unable to work (including telecommuting) as a result of the positive COVID-19 test result or direct exposure, either due to my illness or the inability of the County to provide remote work as confirmed by my supervising County official.

Employee Signature: _____