

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, October 7, 2024
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

- (1) *waterOpening of Meeting* BE IT REMEMBERED, that the Board of Commission of Loudon County convened in regular session in Loudon, Tennessee on the 7th day of October 2024.
- Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called the meeting to order at 6:00 pm.
- (2) *Public Hearing* Loudon County Codes Enforcement Director – Jim Jenkins held the Public Hearing for the twelve zoning issues for: 383 Steele Road, 3001 Jim Dyke Road, 13076 Unitia Road, Interstate Lane, 915 Hwy 70, 5410 Maple Hill Road, 16650 Rausin Road, General Requirements and Minimum Standards of Design, 1220 Bishop Road, 19325 Pond Creek Road, Wilkerson Road, 240 & 290 Bedlow Way.
- (3) *Opening of 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.
- (4) *Roll Call* Upon Roll Call, the following commissioners were present: Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Joe Morrison, Van Shaver, Adam Waller (8)
- Also present, were the Mayor-Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy –Tammie Wampler.
- Commissioner Randolph and Commission Chairman Cullen were not present.
- (5) *Agenda Adoption* Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) requested that the October 7, 2024 agenda be adopted.
- Commissioner Shaver made a motion to approve the agenda.
- Commissioner Jenkins seconded the motion.
- (6) *Minutes Approved* Upon Voice Vote, the motion PASSED unanimously.
- Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) requested that the September 3, 2024 Loudon County Commission Meeting Minutes be accepted.
- Commissioner Shaver made the motion to accept the minutes as written.
- Commissioner Waller seconded the motion.
- Upon Voice Vote, the motion PASSED.
- (7) *Public Comments* Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called to the floor those who signed up for General Public Comments. The following people spoke:
- 1) Wayne Schnell – Website
 - 2) Debra Stephenson - Website
 - 3) Pat Hunter – Lenoir City Satellite Office, Courthouse Cash Flow, Website
- Loudon County Codes Enforcement - Jim Jenkins presented to commission the following Zoning Items:
- (8) *Zoning – 383 Steele Road* 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, AGRICULTURE FORESTRY DISTRICT TO A-2 RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 080, PARCEL 008.00, LOCATED 383 STEELE RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT
- Commissioner Waller made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

(9) Zoning -
3001 Jim
Dyke Road

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-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, AGRICULTURE FORESTRY DISTRICT TO A-2 RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 047, PARCEL 013.00, LOCATED 3001 JIM DYKE RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion. The motion PASSED. RESOLUTION 100724-B

(10) Zoning -
13076
Unitia Road-
DENIED

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, AGRICULTURE FORESTRY DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 045.06, LOCATED 13076 UNITIARD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

Commissioner Waller made a motion to DENY the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote the motion was DENIED. RESOLUTION 100724-C

(11) Zoning -
Interstate
Lane

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-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 025, PARCEL 009.00, APPROXIMATELY 2.01 ACRES ONLY, LOCATED INTERSTATE LANE, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT

Commissioner Shaver made a motion to approve the zoning resolution.

Commissioner Morrison seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-D

(12) Zoning - 915
Hwy 70

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 R-2 MULTI FAMILY RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 009, PARCEL 150.00, LOCATED AT 915 HWY 70, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT

Commissioner Shaver made a motion to approve the zoning resolution for this developer and the proposed development.

Commissioner Morrison seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-E

(13) Zoning -
5410 Maple
Hill Road

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-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 050F, GROUP D, PARCELS 019.00 & 020.00, LOCATED 5410 MAPLE HILL RD, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

Commissioner Geames made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-F

(14) Zoning -
16650
Rausin Road

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, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 076, PARCEL 064.00, APPROXIMATELY 1.10 ACRES ONLY, LOCATED 16650 RAUSIN RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-G

(15) Zoning -
Subdivision
Regulations
- Loudon
County

A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK, AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. Streets. Section 15. b., e. Minimum Lot Size.

Commissioner Waller made a motion to approve the zoning resolution.

Commissioner Geames seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-H

(16) Zoning -
1220
Bishop Road

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-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 058, PARCEL 043.00, APPROXIMATELY 1 ACRE ONLY, LOCATED 1220 BISHOP RD, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

Commissioner Geames made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-I

(17) Zoning -
19325 Pond
Creek Road

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, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 054, PARCEL 018.03, APPROXIMATELY 2 ACRES ONLY, LOCATED 19325 POND CREEK RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-J

(18) Zoning -
Wilkerson
Road

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-2, RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, FLOODWAY DISTRICT. LOUDON COUNTY TAX MAP 017, PARCELS 088.02 & 088.03, LOCATED WILKERSON RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT

Commissioner Waller made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-K

(19) Zoning -
240 & 290
Bedlow Way

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-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 049, PARCELS 017.08 & 017.09, APPROXIMATELY 1 ACRE ONLY, LOCATED 240 & 290 BEDLOW WAY, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

Commissioner Geames made a motion to approve the zoning resolution up to two acres.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-L

(20) Eaton
Elementary
Copy
machine
Lease

Loudon County Purchasing Director - Matt Kleinshmidt presented to commission:

Eaton Elementary School Copy Machine Lease - \$ 262.36 per month for 60 months

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED. EXHIBIT 100724-M

Commissioner Waller presented to commission for recommendation:

(21) Road
Standards

Road Standards -a motion was made that any development of ten lots or more must connect to a county road with a minimum width of twenty feet. The width is measured from inside white line to inside white line. The width must be twenty-foot average, measured every 100' to the nearest road that measures 20' or more.

This applies to all land in the county proper, including county land inside the urban growth boundary. Additionally, it applies to any municipality land, connecting to a county road.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. **Commissioner Jenkins and Commissioner Quillen** voted to wait. EXHIBIT 100724-N

(22) Statutory
Bond -
George M
Miller II

Commissioner Waller presented to commission a Statutory Bond for George M Miller II / \$ 2,100,000.

Commissioner Shaver seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller, Geames (8)

Upon Roll Call Vote, the motion PASSED. EXHIBIT 100724-O

(23) Statutory
Bond -
Michael Ben
Campbell

Commissioner Waller presented to commission a Statutory Bond - Michael Ben Campbell / \$ 50,000.

Commissioner Shaver seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller, Geames, Jenkins (8)

Upon Roll Call Vote, the motion PASSED. EXHIBIT 100724-P

(24) Budget -
Cooperating
Agreement
w/ DGA
Contract
class 1 to
Class 2

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve a request to update the Cooperating Agreement with DGA Contract to Class 1 from Class 2 (Copy of sample letter attached)

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Geames seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Satterfield, Whitfield, Morrison, Shaver, Waller, Geames, Jenkins, Quillen (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-Q

(25) Budget -
Chancery
Court
overlapping
employment
for training

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve overlapping employment for training purposes in Chancery Court.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Whitfield, Morrison, Shaver, Waller, Geames, Jenkins, Quillen, Satterfield (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-R

(26) Budget -
Loudon
County
Clerks Lenoir
City
Satellite
Office
funding

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve funding for initial operations funding for Lenoir City Satellite County Clerk's Office (Copy of estimated costs from County Clerk Wampler attached)

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Quillen seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Morrison, Shaver, Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-S

(27) Budget-
ARPA
\$ 13,600
Reimburse-
ment - John
Deer Gator

Director of Accounts and Budgets – Erin Rice presented to commission for consideration of recommendation to approve ARPA funds in the amount of \$13,600 for reimbursement of a John Deere Gator to school system from 4th District, Commissioner Whitfield

Commissioner Whitfield made a motion to approve the recommendation.

Commissioner Geames seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Morrison, Shaver, Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-T

(28) Budget - Sr
Health
Insurance
Contract

Director of Accounts and Budgets – Erin Rice presented to commission for consideration of recommendation to approve new rates for Sr. Health Insurance contract.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Geames seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Shaver, Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield, Shaver, Morrison (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-U

(29) Budget -
Additional
Funding for
Courthouse
(ceiling tiles)

Director of Accounts and Budgets – Erin Rice presented to commission for consideration of recommendation to approve additional funding needed at the Courthouse for ceiling tiles, which are not covered by insurance (Copy of email from Purchasing Director Kleinschmidt attached)

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Whitfield seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-V

(30) Budget -
County
website -
Quillen
Marketing

Director of Accounts and Budgets – Erin Rice presented to commission for consideration of recommendation to approve funding for website to Smarketing (Copy of Smarketing proposal from IT Director Lewis attached)

Commissioner Whitfield made a motion to change the recommendation for the website from Smarketing to Quillen Marketing. Quillen Marketing will be creating the website for free and there is a monthly fee of \$ 130. Thomas Lewis – County IT Department answered questions regarding the website for commission. Information will be sent to the county IT Department and he will be uploading to the website. Commissioner Whitfield requested that Thomas get with Quillen marketing immediately to begin work on the website.

Commissioner Jenkins seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Satterfield, Whitfield, Morrison, Shaver, Waller (7)

Commissioner Quillen abstained from the vote. (1)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-W

(31) Budget -
Transfer
funds from
Co. General
to General
Capital
Projects for
Courthouse

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve transfer of funds from County General to General Capital Projects for Courthouse expenses cash flow.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-X

(32) Budget
Amendments
- Funds 101,
115, 116,
127, 131,
141, 142,
171, 177

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of a recommendation to approve amendments/line adjustments in the following funds:

- 1) County General Fund 101 RESOLUTION 100724-Y
- 2) Public Libraries Fund 115 RESOLUTION 100724-Z
- 3) Recycling Centers Fund 116 RESOLUTION 100724-AA
- 4) Special Purpose (ARPA) Fund 127 RESOLUTION 100724-BB
- 5) Highway Fund 131 RESOLUTION 100724-CC
- 6) General Purpose School Fund 141 RESOLUTION 100724-DD
- 7) Federal School Projects Fund 142 RESOLUTION 100724-EE
- 8) General Capital Projects Fund 171 RESOLUTION 100724-FF
- 9) Education Capital Projects Fund 177 RESOLUTION 100724-GG

Commissioner Shaver made a motion to approve the recommendations for items 1-9. This motion is to include the adjustment to the County General Fund 101 for the website expense to be for Quillen marketing instead of Smarketing.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED.

(33) Distribution of Monthly Reports

Director of Accounts and Budgets – Erin Rice requested the record reflect the following monthly reports for approval:

Approved Budget Committee minutes – August 19, 2024 EXHIBIT 100724-HH

Summary Financial Reports for September 2024 EXHIBIT 100724-II

(34) Opioid Settlement Information

Director of Accounts and Budgets – Erin Rice presented to commission for OPIOID Settlement Information (TN Opioid Abatement & Remediation uses included) EXHIBIT 100724-JJ

(35) Sale of Property at Centre 75 for LUB substation

Director of Accounts and Budgets – Erin Rice presented to commission for Consideration of recommendation to approve property sales at Centre 75 for an LUB substation

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-KK

(36) Bonds & Notaries

Commissioner – Adam Waller made a motion to approve the following Bonds and Notaries:

Emily Baker, Cynthia Bengel, Jane Elizabeth Bryant, Emily Everett Bunn, Donna Doane, Shannan D Lettieri, Hannah Daniel Maher, Aiden Elijah Moore, Kellie Niles, Jeremy Estee Russell, Brenda C Spicer, Heather Walden, Sharon E. Williams

Commissioner Geames seconded the motion.

Upon Roll Voice Vote, the motion PASSED. RESOLUTION 100724-LL

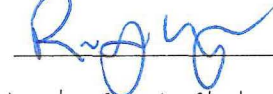
(37) Adjournment

There being no further business a motion being duly made by Commissioner Waller and seconded by Commissioner Shaver the October 7, 2024 County Commission was adjourned at 7:01 pm.




Loudon County Commission Chairman

ATTEST:



Loudon County Clerk



Loudon County Mayor