

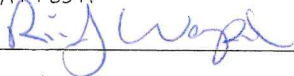
LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, December 15, 2025
Courthouse Annex Building
6:00 P.M.

SPECIAL CALLED COMMISSION MEETING MINUTES

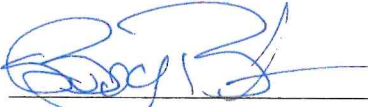
- (1) Opening of Meeting BE IT REMEMBERED, that the Board of Commission of Loudon County was convened in a Special Called Commission session in Loudon, Tennessee on the 1st day of December 2025.
- Commission Chairman Henry Cullen called the meeting to order at 6:00 pm.
- Upon Roll Call, the following commissioners were present: Chase Randolph, Bill Geames, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, & Van Shaver (3)
- (2) Roll Call Also present, were Mayor- Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy -Tammie Wampler.
- The following were absent: William Jenkins & Adam Waller (2)
- (3) General Public Comments Commission Chairman Cullen called to the floor those who signed up for General Public Comments. Those that spoke were: Maria McHale, Rich Anklin, Mark White, Mike Alcorn, Pat Hunter
- (4) Temporary Moratorium /Residential Subdivisions Connection to County Roads Commissioner Shaver made a motion to approve the Temporary Moratorium on The Approval of Residential Subdivisions Connecting to County Roads Pending the Adoption of Updated Roadway Standards and Requirements for Development Approvals.
- Commissioner Morrison seconded the motion.
- Upon Voice Vote, the motion PASSED. (7/1 Commissioner Quillen opposed)
- RESOLUTION 121525-A**
- There being no further business, a motion being duly made by Commissioner Shaver and seconded by Commissioner Whitfield, the December 15, 2025 Special Called Commission Meeting was adjourned at 6:30 pm.



Loudon County Commission Chairman

ATTEST:


Loudon County Clerk



Loudon County Mayor

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION 121525-4

RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF
RESIDENTIAL SUBDIVISIONS CONNECTING TO COUNTY ROADS PENDING THE
ADOPTION OF UPDATED ROADWAY STANDARDS AND REQUIREMENTS FOR
DEVELOPMENT APPROVALS

WHEREAS, the Loudon County Board of Commissioners ("Commission") recognizes the need to ensure safe and adequate roadway infrastructure to serve new development and to protect the health, safety, and welfare of the citizens of Loudon County, Tennessee ("County"); and

WHEREAS, the County has adopted a Zoning Resolution and Subdivision Regulations pursuant to Tenn. Code Ann. §§ 13-7-101 and 13-3-403; and

WHEREAS, the Commission has studied the County's population growth, conditions of the roads on the County Road List, increased accident numbers on said roads, and other safety issues on said roads; and

WHEREAS, the Commission finds that an increasing number of residential developments are being proposed that would connect to existing County Roads and that a large number of said County Roads may not be adequate in width or design to accommodate the additional traffic generated by said developments; and

WHEREAS, the Commission has directed the Loudon County Regional Planning Commission ("Planning Commission") and the County Road Superintendent to review and recommend comprehensive standards governing minimum road width and design requirements for new developments connecting to County Roads; and

WHEREAS, to prevent potential congestion and unsafe roadway conditions pending completion of this review, the Commission deems it necessary to temporarily suspend approval of certain subdivision applications that may adversely affect the safety of travel on County Roads;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this 15th day of DECEMBER, 2025, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, that the following Moratorium on the approval of residential subdivisions connecting to County roads is hereby adopted:

1. Temporary Moratorium Established. Effective immediately upon passage of this Resolution, the Planning Commission shall not approve any proposed residential subdivisions pursuant to Tenn. Code Ann. § 13-3-402 *et seq.* that:

- a. Consist of ten (10) or more lots, and
- b. Connect, or are proposed to connect, to a County Road (as defined below), unless the applicant demonstrates that the County Road to which the proposed subdivision will connect meets the minimum width and traffic standards provided in Section 2 of this Resolution.

2. Interim Roadway Standards. Until this Moratorium terminates in accordance with Section 5 of this Resolution, the following interim requirements shall apply to any County Road to which a proposed subdivision that is subject to this Moratorium will connect:

- a. The County Road shall have a minimum paved width of twenty (20) feet, measured white line to white line (or edge of pavement where lines are not marked), up to the point where the County Road intersects with another road of equal or greater width.

3. Definition of County Road. For purposes of this Resolution, a "County Road" means any road or street appearing on the official County Road List as maintained by the Loudon County Highway Department and adopted and approved by the Commission.

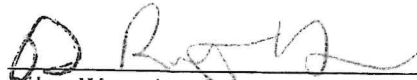
4. Duration of Moratorium. This Moratorium shall remain in effect until the first of the following occurs:

- a. The expiration of a period of six (6) months from the date of its adoption;
- b. The Commission adopts by resolution updated roadway and subdivision standards; or
- c. The Moratorium is extended, modified, or rescinded by further action of the Commission.

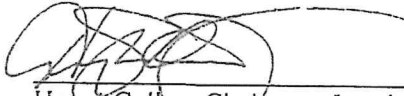
5. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

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

ATTEST:




 Riley Wampler, County Clerk



 Henry Cullen, Chairman, Loudon County, Tennessee
 Board of Commissioners

DATE: _____

APPROVED:



 Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on December 9, 2025 are as follows:

APPROVED: 8

DISAPPROVED: 0

ABSTAINED: _____

ATTEST:



 Pamela G. McNew
 Planning Commission Secretary