

TOWN OF LOUISVILLE
Board of Mayor and Aldermen and Planning Commission Joint Meeting

September 15, 2020
6:00 p.m.

Present: (BMA) Mayor Bickers, Alderman Gormley, Alderman Pugh, Vice Mayor Smith
(PC) Chairman Curtis, Kelly, Marshall, Mayor Bickers

Absent: (BMA) Alderman Holley
(PC) Whitehead, Holley, Vice Chairman Huffman

Others Present: Blount County Planning Office Cameron Buckner & Thomas Lloyd (Via Audio Connection), Accountants Don & Julie Teffeteller, Dick McGill, Linda Webb and seven citizens.

Mayor Bickers called the joint meeting to order at 6:00 PM.

Mayor Bickers led the invocation and the Pledge of Allegiance to the flag.

MOTION by Smith to approve the BMA minutes of the August 11, 2020 meeting of the BMA. Second by Gormley. VOTE: UNANIMOUS. **MOTION PASSES.**

MOTION by Bickers to approve the Planning Commission minutes of the July 21, 2020 meeting of the Planning Commission. Second by Kelley. VOTE: UNANIMOUS. **MOTION PASSES.**

Mayor's Report and Approval of Monthly Financial Report:

Financial report for month ending August 31 was reviewed.

As of 8/31/2020 \$2, 411,810.43

MOTION by Gormley to accept the August monthly financial report. Second by Smith. VOTE: UNANIMOUS. **MOTION PASSES.**

Mayor Bickers communicated that the annual Louisville Cleanup event will be held on Saturday, October 10, 8:30 AM – 12 Noon. Since this is an outdoor event, following COVID protocols should not be an issue. Keep Blount Beautiful will be represented and will bring trash pickup supplies. Currently, no lunch will be provided and the building will not be open to the public.

Mayor Bickers reported that work continues on the dog park and the grand opening will be held in the fall. Paving of the dog park connectors to the walking trails should be complete in the next few weeks.

Mayor Bickers reviewed the status of discussions with TWRA concerning the management of the Lowes Ferry Access Road. TWRA currently has authority for control of access for this road. The Town of Louisville will work on an ordinance and agreement with TWRA for the Town to control access. In the meantime, the sheriff's deputies will increase patrol on this road and the TWRA access area.

Mayor Bickers communicated that the TOL continues to work on developing small gathering events to make up for Oktoberfest cancellation. Some obstacles concerning cost have been encountered but efforts continue to put together an event. Main focus currently is to have an outdoor movie night including a food fundraiser for MES.

Mayor Bickers again asked all citizens to turn in their 2020 Census data and encourage others to do also. With the increased population in the Town of Louisville, a proper count in the census should mean increased revenue for the TOL.

Citizens Comments: Elizabeth Young inquired about the status of an overgrown lot on Beech Road. Ms. Young reported seeing vermin on the property and requests that the TOL assist in getting this lot cleaned up by the property owner. Bill Mattison asked whether the TOL has made any progress on a plan for sanitary sewer for the TOL. Ron Kudich asked whether the TOL has any plans to partner with Blount County to locate a recycling facility in the area.

Resolutions and Ordinances: None

Other Action/Discussion Items:

Appeal Regarding Town's Determination Concerning 2503 Mentor Road: The property owner for 2503 Mentor Road, David Hill submitted a request on September 02, 2020 to appeal to the BMA a notice he received from the Town of Louisville requiring cleanup of his property. His request for appeal was added to the agenda for the September 15 BMA Meeting. Subsequently, Mr. Hill informed the Town of Louisville on September 11, 2020 that he could not attend the September 15 BMA Meeting due to health reasons.

The BMA reviewed this appeal and determined that there was sufficient information to consider the appeal in spite of Mr. Hill's absence. Mayor Bickers reviewed the history of this property since the inception of the Town of Louisville's efforts to get this property in compliance with the Zoning Ordinance.

The 2503 Mentor Road property is the site of a former neighborhood grocery store which discontinued use several decades ago and is not a permitted use under the Zoning Ordinance. The building fell into disrepair and the deterioration has accelerated in recent years. On July 17, 2018, the TOL wrote the current property owner, Mr. Hill, a letter requesting that he bring the building into compliance with the Zoning Ordinance by cleaning up the overgrown lot and demolishing/repairing the building. No action was taken by the owner. Again on September 17, 2018 and April 30, 2019, the TOL make the same request to Mr. Hill and no action was taken. After discussion with TOL legal counsel, a certified letter was sent in August 2020 to Mr. Hill advising that, if no action was taken by him to bring this property into compliance, the TOL would demolish the structure and clean up the property. The TOL Codes Officer, Dick McGill, obtained quotations from qualified contractors for demolition and cleanup. Mr. Hill was advised that the estimated cost of \$21,000 for demolition and cleanup would result on a TOL lien on this property.

After acknowledging the certified letter, Mr. Hill delivered a note to the TOL on September 02, 2020 that he would clean up the property and he requested that he be granted an appeal of this decision with the BMA. Mr. Hill was informed by the TOL legal counsel that his request for appeal was granted and would be on the agenda for the September 15, 2020 BMA Meeting. On September 11, 2020, Mr. Hill delivered another note stating his intention to clean up and repair the building within a reasonable amount of time between 90-180 days. He included a description of the type of repairs he intended to do in that time frame.

The TOL Zoning Officer, Dick McGill has observed the owner's efforts, or lack of, and the continuing deterioration of the building over several years. The Code Officer's assessment of the current condition is that this property is a serious violation of the Zoning Ordinance and represents a public safety hazard.

In summary, Mayor Bickers noted that Mr. Hill has not presented any evidence that this property is not a public health hazard and has not offered a significant counter proposal. He has done some minor cleanup up but has not mitigated the hazard. Mayor Bickers made a motion to deny the appeal.

MOTION by Bickers to deny the appeal by the property owner, Mr. Hill, at 2503 Mentor Road. Second by Gormley. VOTE: UNANIMOUS. **MOTION PASSES**

The TOL legal counsel will send a letter to Mr. Hill notifying him that the appeal has been denied by the BMA. Mayor Bickers proposes to give Mr. Hill 30 days to submit a detailed plan on how he intends to mitigate the hazard, obtain Design Review Board approval for any modifications to the building and obtain a building permit for implementation of the improvements.

If the 30 day request is not fulfilled, the TOL will begin implementation of demolition and cleanup.

Joint Workshop by BMA/PC: Mayor Bickers began by emphasizing that the BMA and Planning Commission need to relook at the Zoning Map and update the Growth Plan for the next 10-20 year period. Mayor Bickers would like to see this developed over the next several months and wrapped up by the end of the year. Mayor Bickers emphasized that we need to develop work plans and dates to begin this process. Thomas Lloyd and Cameron Buckner commented that the plans Cameron developed pre-COVID should still hold and could be the framework for beginning the process. Mr. Lloyd emphasized that long range planning remains very difficult to develop during the communication difficulties created by the COVID pandemic. Mayor Bickers would still like for the joint efforts to go forward and perhaps utilize outside resources and consultants. Mr. Lloyd and Buckner will explore possible recommendations and resources that may be available from the State. This effort will be pursued at the next BMA & PC meetings in October.

Planning Commission Business:

1. Site Plan for Franklin and Son Construction Company, tax map 025 and parcels 159.22 and 159.23: Cameron Buckner, Blount County Planning Services, reviewed the site plan and recommendations for this property. The property owners were not present to support or answer questions regarding the site plan. Although the proposed use is in compliance with the Zoning Ordinance, several members of the Planning Commission expressed concern that the project is being implemented in several phases with the details and schedules unknown. Based on the concerns about the time table for office construction, RV storage and construction equipment storage, Commissioner Kelly recommended that the request be tabled and the owners advised that more information was required.

MOTION by Kelley to table the site plan request for Franklin and Son, Second by Bickers.
VOTE: UNANIMOUS. MOTION PASSES

Franklin and Sons will be advised of the need for additional information.

2. Site Plan for Scott Bassitt Boat and RV Storage at 3713 Louisville Rd, tax map 024 and parcel 095.11: : Cameron Buckner, Blount County Planning Services, reviewed the site plan and recommendations for this property. The site plans were in compliance with requirements and the building has already been approved by the Design Review Board with documented conditions. The primary concern with this site plan focused on whether the existing driveway required approval by TDOT After discussion, the Planning Commission requires that the property owner contact TDOT and obtain approval for the existing driveway or determine if TDOT would have any additional requirements. Mayor Bickers made a motion to approve the site plan subject to TDOT requirements, if any, Blount County septic permit and meet DRC conditions.

MOTION by Bickers to approve the site plan for 3713 Louisville Road subject to the conditions noted, Second by Kelley. **VOTE: UNANIMOUS. MOTION PASSES**

3. Election of Officers: At the discretion of the Chairman, this item was tabled until the October PC Meeting due to the time constraint at this joint meeting.

Announcements/Comments from Individual Aldermen or Planning Commissioners: None

MOTION by Bickers to adjourn the joint meeting; Second by Curtis, VOTE: UNANIMOUS.
Meeting adjourned at approximately 7:38 PM

Mayor

Town Recorder

DRAFT