

TOWN OF LOUISVILLE
MUNICIPAL PLANNING COMMISSION
Louisville Town Hall
Tuesday September 16, 2025

Present: Kent Vaught- Chairman, Steven Kelley – Vice Chairman/Secretary, Jill Pugh - Mayor, Rick Fuller, Mary Wingo, Fran Hatley

Absent: Rob Daugherty

Others Present: Barry Ottinger – Building & Codes Official, Jordan Rockwell – Town Planner, Hailey Russell – Administrative Assistant & 19 citizens

Chairman Kent Vaught called the meeting to order at 6:00p.m.

Approval of Minutes

MOTION by Fran Hatley to approve the minutes from July 15, 2025. Second by Mary Wingo. VOTE: UNANIMOUS. **MOTION PASSES.**

Chairman Kent Vaught distributed printed copies to all board members consisting of several pages of email correspondence he had received, along with an unverified statistical analysis titled "*Property Decisions from the Town of Louisville 2017,*" which had been submitted via email by citizen Anna Gibson. He requested that these documents be attached to the minutes of the current meeting.

The Commission determined that the materials would not be included in the minutes of the Planning Commission meeting of August 19, 2025. It was noted that the Commission could consider and vote at a future meeting on whether to include them with later minutes.

Commission members Mary Wingo and Fran Hatley expressed that the information should not be included, noting that it was not provided to members in advance and was not relevant to the minutes under consideration for approval.

MOTION made by Steven Kelley to pass the presented minutes without changes. Second by Mary Wingo. VOTE: UNANIMOUS. **MOTION PASSES.**

Mayor's Report:

Mayor Pugh discussed the upcoming Fall Festival, scheduled for September 27, 2025, at Town Hall.

Discussion Prior to the Building Official's Report

Before the Building Official's Report, Chairman Vaught addressed the supporting information and documentation provided by the Building Official regarding his previous statement that "no parcels were ever approved below 30,000 square feet within the town." The Building Official supplied documentation for review, which Chairman Vaught acknowledged. Chairman Vaught noted that the zoning ordinance in effect at that time must have been

different and concluded that the information was no longer relevant before proceeding with the meeting.

Building Officials Report:

Building Official Barry Ottinger provided members of the board a copy of the Land Use Plan for their binders along with all recent ordinances passed by the BMA.

Public Comments on Agenda Items:

Anna Gibson addressed the Board regarding information she believes to be outdated, stating that some of the data provided to the Planning Commission appeared to be from the 1990s. She referenced her own compiled data, which has not been independently verified, and expressed concern that the last known subdivision constructed in 2003, aside from more recent developments—may not have complied with applicable regulations. Ms. Gibson also voiced concerns about potential environmental impacts and shared additional personal observations not directly relevant to the Board's discussion.

Greg Presnell respectfully requested that the Board review the town's entry points and overall traffic flow. He also confirmed that the Planned Unit Development (PUD) section of the Zoning Ordinance will be addressed during an upcoming workshop.

Tammi Everett expressed concern about the intersection at Samples Road and Topside Road, noting that traffic in the area could increase with the new proposed development.

BUSINESS ITEMS:

(1) Request a Zoning Change from R-1 Residential to C-1 Commercial at 3006 Samples Rd.

MOTION by Mary Wingo to forward to the BMA an approval recommendation for the rezoning. Second by Rick Fuller. VOTE UNANIMOUS. **MOTION PASSES.**

(2) Request a Zoning Change from R-1 Residential Nonconforming to NC-1 Neighborhood Commercial at 2949 Samples Rd.

There was discussion about the limited availability of septic systems and the fact that the existing parcel would not support a habitable dwelling.

MOTION by Steven Kelley to forward to the BMA an approval recommendation for the rezoning. Second by Fran Hatley. VOTE: UNANIMOUS. **MOTION PASSES.**

(3) Request by John McWhorter to enclose the porch on his commercial office at 3128 Louisville Rd.

The Building Official required Mr. McWhorter to obtain Board approval to enclose a small porch on his office building. Approval was necessary because the property is zoned R-1 Residential and is a non-conforming use, served by a 40-gallon-per-hour septic system that is not approved or adequate for habitation. Mr. McWhorter stated that his daughter is currently residing in the home. The Building Official informed Mr. McWhorter and the Board that if the septic system fails, Blount County Environmental Services will take action to shut off the water supply and secure the building.

(4) Request for preliminary approval of residence and retail business at 3654 Louisville Rd.

An email was received from Garrett DeVries requesting a preliminary discussion regarding a proposed window showroom and residence at 3654 Louisville Road. Mr. DeVries did not attend the meeting, and the item was not brought before the Commission for consideration.

(5) Ordinance requiring 15' of new driveways be paved or concrete.

MOTION by Steven Kelley to approve forwarding ordinance to the BMA for approval. Second by Fran Hatley. **VOTE: UNANIMOUS. MOTION PASSES.**

(6) Continued discussion of PUD changes.

A workshop was set for October 21, 2025, 5pm prior to the regular scheduled meeting.

(7) Brief discussion of Land Use and Transportation Plan.

Mayor Pugh and Mary Wingo discussed the Land Use and Transportation Plan with the committee and copies had been provided by the Building Official.

(8) Continuing Education by Town Planner Jordan Rockwell.

One hour of training by Town Planner Jordan Rockwell covered several topics.

PUBLIC COMMENT ITEMS NOT ON AGENDA

Dana Morgan suggested an additional hoc community committee to work on an emergency plan for Louisville. She went onto name events that the community would not be prepared for such as forest fires, chemical spills and Tornados to name a few. She said volunteers would be a great resource to have and she would help as needed to get an emergency plan enacted.

Gregg Parsnell reiterated the board need to read the docs and see how bad traffic could be if developer is allowed unchecked within the community.

Anna Gibson discussed several things that she had concerns about.

John Loop gave his recollection from the early years when the town was first incorporated, and the years follow why certain rules and regulations were put into place. He stated that he could not say why the planning commission set the regulations they made when the committee was first created because he did not serve on the board at that time.

Adjournment

Motion by Steven Kelley to adjourn the meeting. Second by Mary Wingo. **VOTE: UNANIMOUS.** Meeting Adjourned.



Kent Vaught, Chairman

Steven Kelley, Secretary