

TOWN OF LOUISVILLE
MUNICIPAL PLANNING COMMISSION
Louisville Town Hall
Tuesday August 19, 2025

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

Absent: Rob Daughtery

Others Present: Barry Ottinger – Building & Codes Official, Jordan Rockwell – Town Planner, Katie Hurst – Building & Codes Assistant, & 19 citizens

Chairman Kent Vaught called the meeting to order at 6:09p.m.

Approval of Minutes

MOTION by Steven Kelley to table the minutes from July 15, 2025; to be reviewed for changes brought forth by Kent Vaught, the addition of language (matching grant) and Gwen Macon was absent. Second by Rick Fuller. VOTE: UNANIMOUS. **MOTION PASSES**

Mayor's Report:

Mayor Pugh advised the board and all citizens present that the Town Cleanup with Keep Blount Beautiful would be on Saturday, August 30, 2025, from 8:30a.m.-12:30p.m.

Building Officials Report:

Barry Ottinger presented the following statement.

Dan, Owen and Lauren are with us tonight and I'm excited to announce to this board, they are purchasing the property across from the Mercantile on Samples Road, the old Sample residence. They will be providing the community with a produce store along with some Ice cream and coffee. Even though the agricultural part does not need a Zoning change, they will be requesting zoning to C-1 soon. I think this will be a great addition to our community and look forward to watching this develop.

I would like to let you know that Patrick O'Hara will be resubmitting his proposed PUD on Louisville Rd next meeting. Information provided to the committee at the previous date was erroneous, the statement made that the town had never allowed a subdivision or PUD with less than 30,000sqft lots is incorrect. We have two such subdivisions with lots well under 30,000sqft. One on Trever DR along with another. It is my opinion that Mr. O'Hara was allowed to resubmit, even with some minor changes to his plan. This board should look at the project dispassionately without influence or emotion. On three occasions the Town has allowed deviation from the PUD requirement. Listen to what he has to offer and decide what is best for the town.

Chairman Vaught requested building officials to provide documentation on examples in the report.

Public Comments on Agenda Items:

Anna Gibson wants a definition of the percentage for commercial and residential under section 1, She also wants Section 5-point A to be redacted, does not need to be included, just inviting people but if they need to know they can ask, don't just advertise this up front. She also wants to "define substantial" in Section 5 point II.

Anna Gibson discussed Section 4 point A I, the subdivision plat. She expressed general concerns with the process of improving the plat along with discussing section 4-point B, stating that previously mentioned no mobile home parks. She mentioned Section 4 point I “topographic intervals at no less than 2 feet apart, is inconsistent with previous paragraph. She also informed the board she would file an ethical complaint with the state, O’Hara, Pugh, and Ottinger specifically named.

Greg Presnell spoke about contacting MTAS concerning building permit expiration. He mentioned changing the PUD document and suggested it be tabled until further information could be gathered.

BUSINESS ITEMS:

1. Subdivision of William & Mary Brown Estate Little Dug Gap Rd

After a brief discussion, Kent Vaught established that the proposed business item meets Louisville standards.

MOTION by Steven Kelley to approve the Estate of William and Mary Brown. Second by Fran Hatley.
VOTE: UNANIMOUS. MOTION PASSES

2. Establish documentation and verification of planning commission approval for site plans.

Kent Vaught: Requested a brief from the building official for items on the agenda that includes what the owner wants on applications and what was said to the building official during the request. It makes it more documented if we could have a form on the application to say Residential or Commercial. Jordan Rockwell stated that smaller cities can be more informally documented but agreed to having everything documented. Barry Ottinger stated that two signatures will be on each plat, and Jordan advised that since it was administrative no vote was needed.

3. Review ordinance 2025-05 extended expiration of permits to 3 years.

After a brief discussion, it was clarified by Barry Ottinger and Greg Presnell that the permits will expire in one year, but the submission of documents will have three years before expiration. The building official may grant extensions with the possibility of requiring additional fees.

MOTION by Steven Kelley to forward ordinance 25-05 to the BMA with changes along with having the town attorney review the final draft. Second by Mary Wingo. **VOTE: UNANIMOUS. MOTION PASSES**

4. Review ordinance changing PUD requirements.

MOTION by Steven Kelley to hold a workshop 9-3-25 to develop this further. It was decided by the board to hold a workshop 9-3-25 6 pm in the town hall.

5. Jordan Rockwell to provide guidance on subdivision regulations.

Training hours concluded at 1 hour and 30 minutes covering legal basis for planning, underlining police powers, discussing comprehensive master plan, and subdivision regulations and site plans. Jordan also discussed Sunshine law, all parties involved, and Exparte.

Adjournment

Chairman Kent Vaught adjourned the meeting.


Kent Vaught, Chairman
Steven Kelley, Secretary