

Minutes
Louisville Municipal Planning Commission
August 20, 2024
6:00 PM

Members Present

John Loope, Chairman
Rick Fuller
Kent Vaught
Jordan Rockwell, Planner

Steven Kelley, Vice Chairman
Gwynne Macon
Scott Bassett

Rob Daugherty-Absent

Others Present

Jill Pugh, Mayor
Barry Ottinger, Building Official
Mr. & Mrs. Mark Frye

Steve Carrico, Alderman
Charles Perry-BZA Chairman
Bill Mattison

Chairman John Loope called the meeting to order at 6:00 p.m. Welcoming the newest member to the board, Scott Bassett, replacing outgoing member Faye Beaudette.

Approval of Minutes from July 16, 2024. Motion was made by Kent Vaught to approve the minutes from July 16, 2024 as written, 2nd by Steven Kelley, motion carried by unanimous consent.

Mayor/BMA Report. Mayor Jill Pugh spoke briefly about proposed drip system sewer to serve commercial properties, to include a proposed town center mixed use build, in the area of Topside and Louisville Rd. She also spoke about the upcoming Fall Festival on September 21st.

Business Items:

Subdivision of 3086 Dug Gap Rd, Chris Payne property. After brief discussion, Steven Kelley made the motion to allow the subdivision of the property at 3086 Dug Gap Rd, 2nd by Rick Fuller, motion carried by unanimous consent.

Preliminary approval of site plan for 2717 Topside Rd. Mr. Mark Frye had presented to the town a proposal to construct a 6,000sqft office building on his property at 2717 Topside Rd. The building is going to match up with the existing building on the property. All infrastructure is in place for this build and construction documents are forthcoming. Steven Kelley made the motion for a preliminary approval of this project, 2nd by Kent Vaught, motion carried by unanimous consent.

Jordan Rockwell initiated training for the members of the board concerning Zoning Ordinance as it pertains to Residential Accessory structures. He provided guidance along with examples of municipalities ordinances. A lengthy discussion was held concerning changes to the Town of Louisville Zoning Ordinance section 11-507 Accessory Building and Use Regulation. Members agreed to forward to the Board of Mayor and Alderman a Draft of changes to section 11-507 that includes;

1. The height of Accessory Buildings will be limited to a maximum of 40' (feet) as per chapter 8 of the Zoning Ordinance. In addition, a maximum height limited of 15' (feet) if the Accessory Building is placed 10' (feet) from side or rear property boundary. For each 1' (foot) over the 15' (foot) height of the building measured from the floor level, the building must be moved away from 10' (foot) setback 1' (foot). Building heights will be measured from the floor level closest to grade at building location. Ramps or fill will not be allowed in the calculation of height.
2. No Accessory Building will be allowed in the front yard of a residence.
3. The maximum area allowed for an Accessory Building will be limited to 20% of the rear yard area. This is calculated by placement of a line along the back wall of residence extending from property line to property line with the area calculated by the Building Official.
4. Accessory Buildings must have a minimum of 10' (feet) from all other Accessory Buildings, residence or other structures.

Steven Kelley made the motion to adjourn the meeting and was 2nd by Rick Fuller. Meeting was adjourned at 7:00pm by Chairman Loope.



Secretary, Planning Commission



Chairman, Planning Commission

AGENDA
LOUISVILLE MUNICIPAL PLANNING COMMISSION
Louisville Town Hall
Tuesday August 20, 2024

John Loope, Chairman
Rick Fuller
Kent Vaught
Gwynne Macon

Steven Kelley, Secretary
Scott Bassett
Rob Daugherty

1. Call to Order
2. Establish a quorum.
3. Approval of Minutes from July 16, 2024
4. Mayor/BMA Report

BUSINESS ITEMS:

5. Proposed changes to Zoning Ordinance 11-507 Accessory Building and Use Regulations
6. Subdivision of 3086 Dug Gap Rd
7. Continuing Education, Jordan Rockwell, Town Planner
8. Other action items that may properly come before the commission.
9. Citizen Comments
10. Adjournment