

**LOUDON COUNTY
PLANNING
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ENFORCEMENT OFFICE**

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MINUTES

LOUDON REGIONAL PLANNING COMMISSION

January 9, 2013

The January meeting of the Loudon Regional Planning Commission was called to order at 12:30 p.m. Present were Mr. Brennan, Mr. McEachern, Mr. Gammons, Mr. Brewster, Ms. Hines, Ms. Roberts, and Ms. Jones. Absent were Mr. Carey and Mr. Cardwell.

A motion to approve the minutes for the December 5, 2012 meeting was made by Ms. Hines, second was made by Mr. Brewster. Motion carried 7-0.

Mr. Newman asked the Commission to add an item to the agenda. He stated that this was for the public notice for the paper of meeting dates for the Loudon RPC/BZA meetings for 2013.

Mr. Gammons made the motion to add the item to the agenda, second was made by Mr. Brennan. Motion carried 7-0.

Agenda Item A: Review site plan for proposed Monterey Mushroom Phase I expansion to add a new cooler approximately 21,000 sq. ft., Tax Map 39, Parcel 34.00, Zoned M-2 (Heavy Industrial District) 19748 Hwy. 72 N. Owner: Monterey Mushroom, Inc. File # 12-12-84-SP-LO

Mr. Dirk Cox, Plant Manager, and Mr. David Redd, civil engineer, from Monterey Mushroom were present.

Mr. Newman explained where the proposed addition would be on the front side of the existing facility. He stated that the proposed addition was a new cooling room and would be where the existing loading dock is. He said that the proposed addition would be approximately 21,000 sq. ft. He stated that there will be new loading docks on the left side. He said they would be losing about 21 parking spaces of the 287-290 existing space. He stated that this would not affect the parking space requirement. He said there were no setback issues with this addition. He stated that due to the existing pavement, there should not be any stormwater run off from this addition. He said there would be some utility re-location, such as a fire hydrant and a stormwater line. He stated that this proposed addition was Phase I of a four phase planned \$11 million investment expansion. He said that this would expand their current operation to about 10%.

Mr. McEachern asked if they would need to replace the landscaping that would be lost with this proposed addition.

Mr. Newman said that they would not be required to do more landscaping considering how large the site is.

Mr. Cox stated that the main purpose of this expansion was because of the expansion of the LTL (less than truck load) business, and they needed more cooling storage space. He said that other local produce companies can ship on their trucks when they have small loads. He stated that the other phases of the project would come 2-3 years down the road. He said the expansions would increase their production about 3.2 million pounds of mushrooms annually.

Mr. McEachern asked Mr. Cox if the plant expected to add more jobs.

Mr. Cox said that they do expect to add more jobs with all the phases of the expansion. He stated that Phase I would not add any more jobs.

Mr. Brewster asked Mr. Cox if this proposed addition would add to emissions of any kind.

Mr. Redd stated that it would not have any additional emissions.

Mr. Gammons made the motion to approve the site plan, second was made by Ms. Jones. Mr. Brewster said that he had an existing contract with Monterey Mushroom, but the contract would not affect his vote. He stated that he would be voting. Motion carried 7-0.

Agenda Item B: Request consideration of ordinance to de-annex five parcels of property located on Matlock Bend Rd. from the City of Loudon, Tax Map 31, Parcels 59.00, 59.01, 59.02, 59.03 and 59.04, Zoned R-1 (Low Density Residential District). Owners: Paige Townson, Kenneth Berry, Thomas Henderson, Walter York, and Lynn Loomis. File #

Mr. Kenneth Berry, Mr. Walter York, and Mr. Brian Stokes (Ms. Paige Townson's husband), property owners, were present.

Mr. McEachern asked if any of the other parcels were in the city.

Mr. York said that none of the other parcels were in the city.

Mr. Berry stated that when Mr. Glen Townson developed the subdivision, he was hoping that he could hook onto the sewer when it was run to the boat dock at Tennessee National. He said that the sewer was not run to the boat dock. He stated that this subdivision does not have any amenities except garbage pickup.

Mr. York stated that the city also had to send the mowing crew all the way down their road to mow just a small strip of right-of-ways.

Mr. Newman said that this request would be processed the same way if the property was to be annexed into the city. He stated that a draft ordinance had been prepared requesting these parcels be removed from the city. He said that the city was aware of the request.

Mr. McEachern stated that anyone that was aware of the request would be in opposition to it.

Mr. Newman's recommendation was to approve the de-annexation request, because it would be in the city's best interest as well as the property owner's. He stated the distance the city had to travel to these few parcels to provide the minimal services that they do provide was the main reason for his recommendation.

Mr. Brewster made a motion to recommend de-annexation for these properties, second was made by Ms. Hines. Motion carried 7-0.

Agenda Item C: Adoption of the 2013 Meeting Calendar for Loudon City Regional Planning Commission


Ms. Hines made the motion to approve the 2013 Meeting Calendar, second was made by Mr. Gammons. Motion carried 7-0.

Additional Public Comment: There were none.

Announcements and/or Comments from the Board/Commission: Mr. Newman reminded the Planning Commission of the joint meeting between City Council and the Planning Commission members next Wednesday at noon. He stated that the location for the meeting had changed from meeting at City Hall to the Carmichael Inn.

Mr. Brewster made the motion to adjourn, second was made by Ms. Hines. Meeting was adjourned at approximately 1:25 p.m.


Signed


Date



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AGENDA

LOUDON BOARD OF ZONING APPEALS

January 9, 2013

There is no meeting scheduled.