

MINUTES
 LOUDON REGIONAL PLANNING COMMISSION
 JANUARY 6, 2016

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Ken Brewster	Leopoldo Espinoza
Carlie McEachern	Jimmy Parks	Patricia Hartman
Debbie Hines		Carl Jenkins
LeeAnn Chihasz		Laura Smith, Planner
Jeff Harris		Travis Gray, Codes Enforcement
Gene Gammons		
Dennis Brennan		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. and roll was called. The minutes of the December 2, 2015 Regional Planning Commission meeting were unanimously approved on a motion by Mr. Jeff Harris seconded by Ms. Debbie Hines.

REQUEST CLOSURE OF UNOPENED RIGHT-OF-WAY FROM HIGHLAND AVENUE TO OSBORNE STREET ADJACENT TO PARCELS 008.00, 009.00, 010.00 AND 021.00, TAX MAP 040E, GROUP A

Ms. Patricia Hartman stated she was concerned with the proposal of closing of the right-of-way between Mr. Smith's property and Mr. Lynn's property. Mr. Espinoza, who owns parcels .020 and .021 on Osborne Street, proposes building a home and wants to use the right-of-way to access his property. There was a discussion regarding where the city right-of-way is and concern over storm water that may occur if the right-of-way is closed and construction begins. Ms. Hartman stated that there is existing storm water that crosses her property and any further development could increase it. She does not want the right-of-way closed. Mr. McEachern noted that the only people affected by the right-of-way closing would be those who front on the street. The planning commission also discussed the history of Osborne Street and previous alley closings. Ms. Hartman stated it was a street on the maps.

ACTION

Mr. McEachern moved to leave the right-of-way as is and not close it. Ms. Hines seconded the motion because she said people would be affected by it. Mr. Travis Gray stated according to Mr. Fagg, Osborne Street would have to be improved when or if Mr. Espinoza built his house. The motion to deny the closing of the right-of-way was approved with Mr. Carey, Mr. McEachern,

Ms. Hines, Ms. Chihasz, and Mr. Brennan voting yes. Mr. Harris voted no, and Mr. Gammons passed.

ZONING ORDINANCE AMENDMENT, SECTION 14-415. PLANNED DEVELOPMENT DISTRICT:

There was a discussion of maximum lot sizes and maximum building setbacks in the PDD. After reviewing material presented by Ms. Smith, the planning commission agreed to eliminate the maximum building setbacks in the PDD, mixed residential areas.

ACTION

Motion to approve removing the maximum front yard setbacks in the mixed residential area of the PDD by Ms. Hines seconded by Mr. McEachern, and approved unanimously.

ELECTION OF PLANNING COMMISSION CHAIRMAN, VICE CHAIRMAN, AND SECRETARY FOR 2016:

Currently, Ham Carey is the Chairman, Dennis Brennan is the Vice Chairman, and Carlie McEachern is the Secretary.

ACTION

Debbie Hines moved to reappoint existing officers for another term. Carlie McEachern noted that since the current Vice Chairman, Dennis Brennan is sometimes unable to attend the meetings because of job commitments, he suggested that Gene Gammons be nominated as Vice Chairman and Mr. Brennan agreed with the suggestion. Mr. McEachern then moved to nominate Ham Carey as Chairman, Gene Gammons as Vice Chairman and Mr. McEachern agreed to serve another term as Secretary, unless there was another nomination. The motion was seconded by Ms. Hines and approved unanimously.

ADOPT 2016 MEETING CALENDAR FOR PLANNING COMMISSION AND BOARD OF ZONING APPEALS MEETINGS:

Ms. Hines moved to approve the meeting dates for 2016, which are the first Wednesday's of each month. Ms. Hine's motion was seconded by Mr. McEachern and approved unanimously.

OTHER BUSINESS

None

ADJOURN

With no other business the meeting was adjourned.

Chairman

Date