

Loudon County Planning Department

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MINUTES LOUDON REGIONAL PLANNING COMMISSION March 2, 2016

Members Present	Members Absent	Others Present
Ham Carey, Chairman	Ken Brewster	Grazyna Gammons
Carlie McEachern	Dennis Brennan	John Cobb
Debbie Hines		Allie Carico, CTAS Intern
LeeAnn Chihasz		Laura Smith, Planner
Jeff Harris		James Loveday, Surveyor
Gene Gammons		David Matlock, MBI
Jimmy Parks		

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 February 3, 2016 Regional Planning Commission meeting were unanimously approved on a motion by Debbie Hines seconded by Jimmy Parks.

SITE PLAN, AMERICAN HONDA MOTOR, PARKING EXPANSION, 17200 HWY. 72, N, TAX MAP 039, PARCEL 0037.00, M-2, HEAVY INDUSTRIAL DISTRICT;

Planner, Laura Smith described the site plan and stated it met the site plan requirements. The parking lot expansion will be used to service current and potential employees as well as large trucks and trailers. David Matlock, engineer with MBI, stated that a fire tank will be added to the site for fire protection.

ACTION

Carlie McEachern moved to approve the site plan for the parking expansion. Jeff Harris seconded the motion which was approved unanimously.

SITE PLAN, EXPANSION OF COBB'S AUTO PARTS, JOHN COBB, HWY. 11, TAX MAP 041H, PARCEL 014.00, 015.00, 016.00 & 017.00 (COMBINED);

Ms. Smith noted that John Cobb was aware of a deeding issue and he stated he would work on resolving it. There was a discussion of the usable/retail floor space of the store. Currently there are 21 parking spaces and the requirement is to have ten spaces. Mr. Cobb plans to use an existing sign on the property.

ACTION

Mr. Harris moved to approve the site plan for the expansion. Mr. McEachern seconded the motion which was approved unanimously.

DISCUSSION OF ANNEXATION REQUEST:

Ms. Smith stated that changes in state law regarding annexation procedures have occurred. Annexation may be done by either referendum or request by the affected resident. Then there was a discussion of plans of services, Mr. Harvey will need to make an annexation request to the city.

REVIEW OF LETTERS OF CREDIT DUE IN APRIL 2016:

Hope Haven Phase 3 (\$35,000) and Legacy Park's (\$150,000) letters of credit are due in April 2016. Hope Haven's Phase 4 letter of credit is also due in June 2016. Reminder letters are sent two months prior to expiration in order for renewals to be submitted. Legacy Park is lacking topcoat on roads and has lighting and soil erosion issues. Hope Haven may want to combine their letters of credit and if they choose to do so, they will make a request to the planning commission.

LOUDON ZONING MAP UPDATE:

The Planning Commission reviewed the existing zoning map. The commission agreed that more research and investigation should be done in amending the zoning map, after some members pointed out some inaccuracies that need checking into.

CONTINUING EDUCATION AND TRAINING OPPORTUNITIES:

The Plain Talk workshop and TDOT training workshop are two opportunities for the commission to satisfy the continuing education and training requirement. TDOT training does not require registration or fees. The Plain Talk conference is \$50 per commissioner and the city will pay the fee. The Plain Talk conference will be 4 hours of training. Mr. Matlock recommended the Plain Talk conference and encouraged the commissioners to attend.

ADDITIONAL PUBLIC COMMENTS:

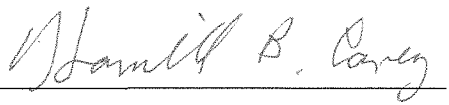
N/A

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION:

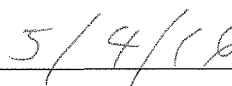
N/A

ADJOURN

With no other business the meeting was adjourned at 1:23 P.M.



Chairman



Date