



Loudon County Planning Department

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MINUTES LOUDON REGIONAL PLANNING COMMISSION AUGUST 2, 2017

Members Present	Members Absent	Others Present
Jimmy Parks	Ham Carey, Chairman	Don McCollister
Jeff Harris	Salvador Mejia	Michael & Susie Smyre
Carlie McEachern	Gene Gammons	Travis Gray, Codes Enforcement
LeeAnn Chihasz	Dennis Brennan	Laura Smith, Planning
Debbie Hines		Jerry Behrman
		Barbara Behrman
		George Hodges
		Barton Stone
		Lloyd Powers
		Cheryl O'Rourke
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Secretary, Carlie McEachern, called the meeting to order at 12:30 p.m. and the roll was called. The minutes of the July 5, 2017 meeting were unanimously approved on a motion by Debbie Hines seconded by Jeff Harris.

SITE PLAN, AMERICAN SELF STORAGE, GEORGE HODGES, TAX MAP 048, PARCEL 41.04, 2970 GAMBLE STREET, C-2, HIGHWAY BUSINESS DISTRICT

Robbie Roberts with Sterling Engineering was present with Mr. Hodges for site plan approval to build additional storage units on the American Self Storage site. Mr. Roberts summarized the building of the proposed additions. Mr. Hodges stated that the building would occur over the next few years and the entire site would be graded first. The landscaping plan was discussed with a buffer adjacent to the existing subdivision. Mr. Roberts suggested a buffer screen using 6' Leyland Cypress, staggering the placement. The buildings would be accessible 24 hours per day, 7 days per week. An audience member suggested putting in a berm between the storage facility and the residences. Mr. Roberts summarized the change in elevation showing that much of the property is below the elevation of some of the neighboring houses and they may see the roofs of the structures, but not the entire buildings. An audience member stated that there was language in the deeds about the berms. Mr. Hodges stated that he had installed berms for the neighbors in the subdivision to ensure separation. There was a discussion regarding the rezoning of the property that had occurred and Mr. McEachern noted that Mr. Hodges had completed everything required for permitting and development of his property. Some audience members expressed concern over lighting, noise, and surveillance cameras. Mr. Hodges stated that cameras were installed for security purposes, but they were not directed at people's houses. Mr. Hodges will

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use berms and swales to direct drainage into the existing detention pond, and will install directional lighting so as not to create a light nuisance.

ACTION

Mr. Harris moved to approve the site plan subject to the submitting of a landscape plan showing the buffering and utilizing low impact lighting that will not create a nuisance to the residential neighborhood. The motion was seconded by Ms. Hines and approved unanimously on a roll call vote.

DISCUSSION, SOLAR ENERGY SYSTEMS

This item will be placed on the next agenda so that more members could be in attendance.

ADDITIONAL PUBLIC COMMENTS

N/A

ADJOURN

The meeting adjourned at 1:20 p.m.

Chairman

Date