Loudon County
Planning Department

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MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JUNE 3, 2020
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Dennis Brennan	Ron Hutson, Planning
Ham Carey	Salvador Mejia	Travis Gray, Codes Enforcement
Carlie McEachern, Chairman	Gene Gammons	Jeff Harris
LeeAnn Chihasz		Bryan Petett
Debbie Hines		Ty Ross
Teressa Webb		Nancy Perkins Jett
		Tom Green
		Robert Scott Beavers
		Jay Lewis
		Logan Kelley

CALL TO ORDER AND ROLL CALL
Chairman, Carlie McEachern called the meeting to order at 12:30 p.m. Ron Hutson conducted the roll call.

APPROVAL OF MINUTES FROM THE MAY 6, 2020 MEETING
A motion was made to approve the minutes by Debbie Hines, seconded by Tim Dixon and unanimously approved.

REZONING REQUEST FROM R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT TO R-3/F-1 URBAN RESIDENTIAL DISTRICT/ FLOODPLAIN DISTRICT, APPLICANT, BRYAN PETETT, PROPERTY OWNER, GARY D. AND CYNTHIA A. KLEMZ, QUEENER RD., TAX MAP 040 PARCEL 084.02, R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT, APPROXIMATELY 34.9 ACRES
Mr. Petett provided a hand-out showing Hampton Place with 102 lots planned and only 40 lots platted. The proposed subdivision will utilize about 21 out of the total 38 acres since about 17 acres floods at least twice a year. He prefers to rezone to R-3 which will add 4 additional houses and have a common area near the creek. The engineered drawing does not propose to use Hampton Place roads. The start date for this project will be next spring, depending on the weather. It should take approximately five months to complete. It would be 2022 before moving into the houses is possible. Debbie Hines and other citizens in attendance would like to know when the Queener Rd. improvement project should be finished. Ty Ross stated he was scheduled

for a conference call with Jack Welch to discuss a timeline which would include a proposed completion date. He went on to say that 80% of the funding has yet to be approved. The road width will comply with subdivision regulations. He is opposed to installing a round-a-bout. The plans call for entrance and exit without using Hampton Place roads. Teressa Webb stated that she would prefer to see single family homes in the area.

ACTION
A motion was made to approve by Mr. Dixon, seconded by Mrs. Hines and unanimously approved.

REZONING REQUEST FROM R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT TO C-2/F-1 HIGHWAY BUSINESS DISTRICT/FLOODPLAIN DISTRICT, APPLICANT, TJO STORAGE CONSTRUCTION LLC., THE JENKINS ORGANIZATION, (GREAT ESCAPES AT WATTS BAR), PROPERTY OWNER, MLD ACQUISITIONS LLC., 10250 CORPORATE PARK DR., TAX MAP 032 PARCEL 005.00, R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT/FLOODWAY DISTRICT, APPROXIMATELY 73 ACRES
Sam Smalling representing the Jenkins Organization stated the proposed property would have 250 RV sites and as much green space as possible, concrete drives, a club house, dog parks, one or two swimming pools, bath houses, trash pick-up, security, and a property manager. There will be permanent "clamping" sites, quad sites. There will be a 29-day maximum rental limit and a 1-day or 1-week rental available. It will take 8-12 months to develop. An audience member asked about would the development reduce the water pressure to homes near the proposed RV park. AN owner representative stated the use should not affect the water pressure based upon the water utility requirements. Mr. Jenkins stated that the regulation does not allow for permanent structures.

ACTION
A motion was made to approve by Ham Carey, seconded by Mr. Dixon and unanimously approved.

SUBDIVISION REQUEST TO COMBINE 3 LOTS INTO 1 PARCEL, APPLICANT AND PROPERTY OWNERS, THOMAS AND BARBARA GREEN, 1629 OAK ST., TAX MAP 048K GROUP E PARCEL 020.00, R-1-S SINGLE FAMILY RESIDENTIAL DISTRICT
Thomas Green stated the request to combine would increase the size to one parcel.

ACTION
A motion was made to approve by Mrs. Hines, seconded by Mr. Carey and unanimously approved.

SITE PLAN REQUEST COMMERCIAL, APPLICANT, LAND TECH, PROPERTY OWNER, 65 GRANT OAK ST. LLC., 706 RPM DR., TAX MAP 033 PARCEL 011.00, M-2 HEAVY INDUSTRIAL DISTRICT, APPROXIMATELY 2.2 ACRES
Jay Lewis, Land Tech Engineer stated that Apex Canvas has 4,000 sq. ft. and has a need to increase the space to 35, 000 sq. ft. for office space, and approximately 40 employees all to move into this new building. The company wants to make the manufacturing process more automated.

ACTION
A motion was made to approve by Mrs. Hines, seconded by Mr. Carey and unanimously approved.

ADDITIONAL PUBLIC COMMENTS
None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION
None

ADJOURNMENT
1:58 PM

_____ _____
Chairman Date