

MINUTES

LOUDON REGIONAL PLANNING COMMISSION

JULY 11, 2007

The July meeting of the Loudon Regional Planning Commission was called to order immediately following the Board of Zoning Appeals meeting. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Melton, Mr. Greenway, Mr. Gammons, Mr. Brewster and Ms. Millsaps. Absent was Mr. Garner.

The minutes of the June 6, 2007 meeting were announced as approved as sent out with no one objecting.

Agenda Item A: Request consideration of rezoning property located on Highway 72 from R-1, Low Density Residential District to R-2, High Density Residential District, referenced by Tax Map 41, Parcel 67.00, 1st Legislative District. Applicant: Hugh Clark [07-06-134-RZ-LO]

Mr. Clark was present.

Mr. Newman described the property and location for the Board, noting Mr. Clark had an option to purchase the property. He stated the Land Use Plan supports the rezoning request. He noted that there would be a possibility of the school property and Mr. Clark sharing access from Roberts Road to Highway 72 to provide better circulation of both of the properties.

Mr. Brennan noted that the upgrade to the elementary school should be complete within one year

Mr. Newman recommended approval of the request.

Mr. Brennan made the motion to approve, Mr. Brewster seconded, and motion was approved 8-0.

Agenda Item B: Request consideration of approval of site plan for Total Transportation, located at 7000 Corporate Park Drive, referenced by Tax Map 32, Parcel 120.00, Zoned M-1, Light Industrial District. Owner: Total Transportation [07-06-132-SP-LO]

Mr. Chris Sharp of Urban Engineering and Mr. John Stumps of Total Transportation were present.

Mr. Reynolds described the property and location for the Board.

Mr. Stumps told the Board the addition is for service bays for maintenance of their trucks. It will be for things like oil changes, there will be no body work at this site. They are not LTL carriers, but they do have a dock if it is needed. There are between 15-20 employees at this location.

Mr. Newman recommended approval contingent on landscaping plans being submitted. He also wanted to acknowledge the good job the company has done in screening their property from Matlock Bend Road.

Mr. McEachern made the motion to approve, Mr. Brennan seconded, and motion was approved 7-0 with Mr. Brewster abstaining due to a contract he has with Total Transportation.

Agenda Item C: Request consideration of reduction of Letter of Credit for Sweetwater Creek from \$49,000 to \$10,000. Owners: Sweetwater Creek, LLC [05-10-258-SU-LO]

Mr. Newman told the Board the repairs to the detention basin have been completed for 6 months, and all that is still required is reseeding to complete the project. He recommended the letter of credit be reduced to \$10,000 to cover the reseeding portion of the work. He explained to the Board that this is for the commercial part of the project that is owned by Sweetwater Creek and not the residential portion owned by Saddlebrook.

Mr. Gammons made the motion to approve the reduction, Ms. Millsaps seconded, and motion was approved 8-0.

Agenda Item D: Discuss signage ordinance and possible amendments for future discussion with City Council

Mr. Carey made the recommendation this item be postponed until the August meeting when there may be more time to discuss it.

With no additional comments from the Board or the audience, the meeting was adjourned at approximately 2:10 PM

Signed

Dated