

MINUTES

LOUDON REGIONAL PLANNING COMMISSION

AUGUST 8, 2007

The August meeting of the Loudon Regional Planning Commission was called to order at 12:30 PM. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Melton, Mr. Garner, Mr. Gammons and Ms. Millsaps. Absent were Mr. Greenway and Mr. Brewster.

With no objections or corrections from Board members regarding minutes for the July 11, 2007 meeting Chairman Carey announced them approved.

The meeting was recessed so the one item on the Board of Zoning Appeals agenda could be heard. It was reconvened after the BZA meeting.

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

Mr. Newman noted for the Board that the signage issue had been discussed at the July meeting. The Board had expressed a desire to present possible amendments to the signage ordinance for City Council review at a joint workshop.

Mr. Reynolds passed out information to the Board members comparing the ordinances of five towns comparable in size to Loudon. He presented a PowerPoint presentation detailing the differences in different types of signs such as A-frame signs, political signs, and pylon and monument signs.

Mr. Garner expressed concern about regulation of signs regarding people expressing their opinion, and Mr. Newman said that the message of a sign is not regulated just size and location. It was also noted that banners are allowed except on public right of ways.

Mr. Garner requested that specifics be discussed at the workshop, with examples of signs for guides.

Mr. Reynolds also explained the different types of signage that could be used based on the different speed limits and visibilities in the city.

Mr. Newman noted that even though the Lenoir City BZA has done an excellent job in consideration of variances for signage on Highway 321, the signage in that area was out of hand before a the Board got a handle on it. It is important that not happen in Loudon.

Mr. Brennan agreed and stated the Board has the opportunity to be pro-active at this time.

Ms. Kathy Knight of the Economic Development Office noted that larger chain stores want to have all the signage they can possibly have. Signage regulations are not what would keep them out as they are drawn to traffic counts and populations.

Mr. Newman said the Planning Office would come up with an outline for political signs, banners, monument and pylon signs and also sandwich type boards for the downtown area. That will come back to this board prior to a workshop being scheduled with City Council.

With no further business, the meeting was adjourned at approximately 2:00 PM

Signed

Dated