

MINUTES

LOUDON REGIONAL PLANNING COMMISSION

JANUARY 9, 2008

The January 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. Greenway, Mr. Garner, Mr. Gammons, Mr. Brewster and Ms. Millsaps.

Motion to approve the minutes of the December 5, 2007 meeting was made by Mr. McEachern, seconded by Mr. Gammons and approved 9-0.

Agenda Item A: Request consideration of approval of release of various Letters of Credit for Tennessee National Development

<u>Plat</u>	<u>Current Letter of Credit</u>	<u>Recommendation</u>	<u>Remaining Work</u>
Pod 2	\$234,337	\$115,000	Road wearing surface/sidewalk
Pod 5A	\$222,000	\$105,000	Road wearing surface/sidewalk
Pod 13B	\$240,000	\$64,000	Road wearing surface/sidewalk
Pod 13A	\$360,000	\$120,000	Road wearing surface/sidewalk
Pod 13C	\$170,000	\$85,000	Road wearing surface/sidewalk
Pod 5B	\$200,000	\$150,000	Road wearing surface/sidewalk

Mr. Newman told the Board that there is still some remaining work to be done, but he recommended reductions to the above amounts for these letters of credit. These amounts are based on the length of the roads in each particular neighborhood.

Mr. Gammons made the motion to approve, Mr. Melton seconded, and motion was approved 9-0.

Additional public comments

None

Announcements and/or comments from the Board/Commission

Mr. Brennan asked where the discussion on changing the signage ordinance stood.

Loudon RPC Minutes

1/9/08

Page 2

Mr. Brewster asked if a joint meeting had ever been scheduled between the RPC and City Council.

Mr. Garner stated that the Courthouse Revitalization Committee wanted to have a downtown study done to give a focus and put everyone on the same plan. It should be complete in about 6 weeks.

Mr. Carey asked if there needed to be a committee from the RPC involved with the signage changes.

Mr. Brennan said he would be willing to work with the committee if City Council was willing to move forward. He still feels there needs to be a joint meeting.

Ms. Millsaps said the Courthouse Revitalization Committee is waiting on the RPC's decisions regarding signage changes.

Mr. Newman said a staff proposal had been made, and suggested a discussion of the previous suggestions that had been made.

Mr. Carey said that items need addressed before the City Council with the Planning Commission.

Mr. Brennan requested staff send out the latest version to the Board and have written comments sent back to the planning office.

Mr. Newman said that could be done.

Mr. Brennan asked what the 10-15 year vision is for Hwy 72.

Mr. Newman said the Land Use Plan that is in the Commissioner handbook shows the policy objective for development.

Mr. Greenway expressed concern about buffers being provided between commercial and residential and between low and higher density residential areas. He questioned how to address dense pockets of development.

Mr. Newman said that can be part of plan approval. Buffers can be required due to impact on the adjacent properties.

Mr. Brennan requested a discussion of an overview of the Land Use Plan and where the City is headed with the Hwy 72 corridor.

Mr. Newman said that can be done at the next meeting.

Mr. Garner asked about the doublewides at the high school and said he thought that the schools had to submit a site plan.

Mr. Newman said that government entities do not have to follow the city rules.

Mr. Gammons left the meeting at 1:20 PM

Loudon RPC Minutes

1/9/08

Page 3

Mr. Carey cited the Health Department building being built without approval of the site plan by the Board. Mr. Brennan noted that the County Schools have been mandated by the state of Tennessee to have space for the students.

With no additional comments or discussion, the meeting was adjourned at approximately 1:25 PM

Signed

Dated