

## MINUTES

### LOUDON REGIONAL PLANNING COMMISSION

MAY 7, 2008

The May 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 Mr. Brewster. Absent were Mr. Greenway and Ms. Millsaps.

Motion to approve the minutes of the April 2, 2008 meeting was made by Mr. McEachern, seconded by Mr. Garner and approved 7-0.

**Agenda Item A: Request consideration of approval of site plan for Sweetwater Creek Self-Storage Facility located on Hwy 72, referenced by Tax Map 48, Parcel 41.04, Zoned C-2, Highway Business District. Owner: American Self Storage LLC [08-04-97-SP-LO]**

Present were George and Pat Hodges and their engineer, Nathan Silvus.

Mr. Lambert described the property and location for the Board. He stated there are three storage buildings planned at this time, one of which will be climate controlled storage. There is a hammerhead turnaround at the end of the present street that will be maintained outside of the site's fencing. There will be a split block face or planters to on the front elevation of the main building to improve the appearance of the structures..

Mr. Newman noted that the site plan requirements for the city do not have a materials design standard, but the property is well below the road and landscaping will be required. There is also an existing detention area that was constructed by the original developers of the property, and the front part of the property will be curbed to send water to the detention area. The landscape plan proposes installing plants on the front of the property for screening purposes. Still required from the owner are the a signage plan and a TDEC notice of coverage.

Mr. Brewster noted that this development is not right on Hwy 72, but would the Board have any control if it was right on Hwy 72.

Mr. Newman said the Board cannot deny a use on property zoned property, but they can control how it is developed. The Zoning Ordinance could be revised to not permit certain usage, and minimum design standards could be adopted related to façade design issues and aesthetics.

Mr. Brennan asked what could be seen of this project.

Mr. Newman said that traveling on Hwy 72 from Hwy 11 at least the tops of the buildings would be visible.

Mr. Brennan asked if minimum design standards could be set for the facades of buildings on Hwy 72.

Mr. Newman said that could be done and recommended a workshop for it, but said the primary issue is to not allow an all metal building.

Mr. Newman recommended approval on the condition of the receipt of the landscape design plans, the signage plan, and information from TDEC.

Mr. Hodges stated he would be adding 40" of brick on the front elevation and cloth awnings on the building.

Mr. McEachern made the motion to approve, Mr. Melton seconded, and motion was approved 6-1 with Mr. Brewster voting nay.

**Agenda Item B: Request consideration of approval of site plan for Pour-In-Place located on Blair Bend Drive, referenced by Tax Map 41, Parcel 35.00, Zoned M-2, Heavy Industrial District. Owner: Jeff VanHoose [08-04-100-SP-LO]**

Mr. VanHoose was present along with his engineer, Mr. Rusty Baksa.

Mr. Lambert described the property and location for the Board. He stated there would be a small office, a poured form concrete precast facility, a parking lot, and a storage yard. Of 33 acres, they will only be using 2.2 acres of the property for this project

Mr. VanHoose said he plans to manufacture on site without a building at this time. They are still designing a building. They will be using a pit to pour the forms.

Mr. Newman stated that approval to allow grading could be considered, and asked what the planned time frame is for building.

Mr. VanHoose said it would be this year.

Mr. Newman said it would be hard to approve a site plan at this point.

Mr. Carey said he could not see approving a site plan with no building. This is for grading, utilities, fencing and parking.

Mr. VanHoose said he planned to have a large office trailer if this is approved.

Mr. Garner asked if concrete would be mixed on site.

Mr. VanHoose said he planned a batch plant later, for now he would be trucking in the concrete.

Mr. Newman said Mr. VanHoose plans to develop the either property as a business park, subdividing in the future and having other individual businesses.

Mr. Garner asked about the plans for the building.

Mr. VanHoose said that would be based on product lines coming in. He is currently in the process of developing a patent. He needs a facility to consolidate all of his business into and wants to break ground this year. He would like to have the grading plan approved, develop his product and start manufacturing, and then he would submit a building plan.

Mr. Newman said the grading plan could be approved and a driveway could be built to allow the precast forms to be poured. This site plan does not include a building except for the temporary office building.

He asked Mr. VanHoose how many employees he would have.

Mr. VanHoose said he would have 10 for the precast business, and 36 others if he consolidates his locations. There will also be more property involved with consolidation.

Mr. Newman recommended approval of the plan subject to the SWPP being submitted to the Planning Office. Plans would be required that show grading, paving, utilities, paving and parking.

Mr. VanHoose said he does not intend to keep the temporary building.

Mr. McEachern made the motion to approve contingent on Mr. Newman's recommendation and requirements.

Mr. Garner said he did not want to hinder progress, but he thought several of these items should be in place before it was brought to the Board. He requested a time frame.

Mr. VanHoose said he should have a design within three months and planned to break ground the following month.

Mr. Gammons asked if he would be barging any materials.

Mr. VanHoose said that could be a possibility at a later date.

Mr. Newman said a building is not required on the site.

Mr. Brennan seconded Mr. McEachern's motion to approve and motion was approved 5-2 with Mr. Melton and Mr. Brewster voting nay.

**Agenda Item C: Request consideration of approval of site plan for Twin Oaks I, an 85 unit apartment complex, located between Highway 72 and Roberts Road, referenced by Tax Map 41, Parcel 67.00, Zoned R-2, High Density Residential District. Owner: Hugh Clark [07-09-221-SP-LO]**

Mr. Newman described the property and location for the Board, noting the annexation and rezoning that had taken place. He noted it would make sense to connect the schools and the future apartments and have a single, shared access drive, but the school board did not want to do that. The access for this project is about 500' from the future access for the school. About 8.7 acres of this property will be used for the 85 apartment units. There is a powerline at the front of the property along Highway 72 where the access is located and there will be no proposed access to Roberts Road. There is a pedestrian connection and sidewalk to the property line adjacent to the school. Each of the apartment units has a one car garage, and are designed in four-plex and duplex pods. There is an existing pond on the property, and there is no requirement in the ordinance for a recreation area or common space. There will be 10' – 12' between the units, and there will be two internal roads. The roads will be 22', paved, built to city standards but remain private. There will be a landscape buffer between the school and the retaining wall for the units. The landscape plan has not been submitted yet, but the development will be similar to Willington Place. The State will require a left turn lane, and Mr.

Newman said he would require a right turn decel lane. He recommended approval subject to the submission of a landscape plan and TDEC notice of coverage.

Mr. Brewster made the motion to approve, Mr. Melton seconded, and motion was approved 7-0.

Mr. Brennan commented that even though it was not required it would be nice if there was an area under the powerline that could be used for recreation.

**Agenda Item D: Request consideration of release of letter of credit in the amount of \$10,000 for Sweetwater Creek Phase I.**

Mr. Newman noted the letter of credit is for the front street, which has been built out. He met with the developer regarding maintenance on the landscape berm. That has been completed and he recommended release of the Phase I Letter of Credit.

Mr. Brennan made the motion to approve the release, Mr. Gammons seconded, and motion was approved 7-0.

**Additional public comments**

None

**Announcements and/or comments from the Board/Commission**

Mr. Brennan requested Mr. Newman get information together regarding façade requirements and schedule a workshop.

Mr. Newman stated that after two meetings and comments, the sign ordinance will be available for the Board at the next meeting.

Mr. Brewster expressed concerns with storage units in the C-2 district.

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

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Signed

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Dated