

Planning Commission
Order of Business July 12, 2021
Minutes

ORDER OF BUSINESS

- 1) **Called to Order:** 7:00 pm
- 2) **Roll Call:** Present: Gene Hannah, Melissa McWright, Bob Sanders, Bo Sanders, John Louallen, Bill Herbert. Absent: Randy Howington. Also present: Bob Hoge, Planner, Martha Brooke Perry, Attorney and Cindy Beirnes, Clerk
- 3) **Minutes of the Previous Meetings Approval and/or Correction:** June 14, 2021
Motion to approve previous minutes and waive reading by Bill Herbert; seconded by Melissa McWright. Vote: All present in favor; motion carried.
- 4) **Announcements from the Planning Commission Chairman:** None
- 5) **Reports from other Planning Commission members and/or other Town Officers:** We would like to thank everyone in attendance for coming to the meeting with open minds to hear the facts of what is being proposed.
- 6) **Hearing of person(s) having business with the Commission:** Julie Tucker, a resident of Tanglewood, has concerns that this proposal is just the Gun Club trying to get approval under a different name. Jay Crosson, CEO of Cumberland Heights and Dean Porterfield, Executive Director of the ARCH Academy, also have concerns about shooting and how it would affect the residents of ARCH Academy.
- 7) **OLD BUSINESS:** None
- 8) **NEW BUSINESS:**
8.1 RiverGlen property on Hwy 70
There has been no zoning change as of this meeting. Sharon Armstrong, project planner, and the property owners are requesting a Planned Unit Development for this 841 acre property. The Gun Club and the Sporting Club of TN and any principles involved with them are not involved with this project. Frank Bloom and Rivers Rutherford, the owners who make up Riverglen GP, have terminated the lease they had with them. Martha Brooke Perry has stated that this is a concept review only. Questions may be asked but this does not obligate anyone to vote a specific way but is gathering information for the future. As there were fees paid, the 60 day time period has been waived per Sharon Armstrong. At this time they would like to know what would be needed in order to present a preliminary plan at a later date. This would be a private club with no public access and for members only. They would hold hunts, have target ranges which would be at the top of the ridge. There is electrical already in place underground to the top of the ridge. There would be fishing, hiking and ATV trails and at some point cabins for their members. Attorney Perry stated that if they would like the portion of the property that is outside of the City limits they would have to request that to be annexed into the City. Brad Bivens, City Engineer, is concerned about the amount of dirt that has been

moved without the proper permits from the Town. The grading permit issued in May of 2020 was for under an acre to be graded. According to Mr. Bivens, TDEC has issued a mass grading permit for 14 acres that the Town knows nothing about. Mr. Bivens has not seen the property other than an aerial view. Mr. Bivens would like for the Mayor and himself to set up a time to walk the property to see what is being or has been done and compare that work with permits that have been pulled. Ms. Armstrong will get with the property owners to set this up. Mr. Herbert had concerns that the electrical was passed by the State with the ampauge for a one or two family unit and that is a great concern. When they get their site plan the Planning Commission needs to decide if what they submit fits our regulations.

- 9) **Adjournment:** 8:20 pm
Motion to adjourn by Bill Herbert; seconded by John Louallen. Vote: All present in favor; motion carried.

Gene Hannah, Chairman

Melissa McWright, Secretary

Date