

## **LOUDON COUNTY COMMISSION WORKSHOP**

Monday, April 20, 2015

County Office Building

6:00 pm

- 1. This is the Time for General Public Comments.**
  
- 2. Loudon County Economic Development Agency Director, Pat Phillips**
  - A. A Resolution Authorizing the Sale of Certain Property in Sugarlimb Industrial Park to Noverhed, Inc.
  - B. A Resolution Approving the Lease of Certain Property in Sugarlimb Industrial Park to Restoration Services, Inc.
  
- 3. Loudon County Planning and Codes Director, Laura Smith**
  - A. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursuant to Chapter Seven, §13-7-105 of the Tennessee Code Annotated, To Rezone Approximately 1.4 Acres from R-1 (Suburban Residential District) to C-1 (Rural Center District). Referenced By: Tax Map 9E, Group B, Parcels 3.00 and 4.00 Located at 5375 Hwy 321N, Situated in the 5<sup>th</sup> Legislative District.
  
- 4. Loudon County Mayor, Buddy Bradshaw**
  - A. Introduction of New Appointee to the Solid Waste Commission, Bruce Hamilton.
  
- 5. Loudon County Commissioner, Van Shaver**
  - A. Update on Warrior's Chase Streets.
  - B. Discussion of Ambulance Contract.
  - C. Request for Approval to Send a Letter from the County to ATT and/or Charter asking them to extend high-speed internet to lower Bird Road.
  
- 6. Loudon County Budget Director, Tracy Blair**
  - A. Budget Committee Recommendations
  
- 7. Any other items**
  
- 8. Adjournment**

Resolution No. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE SALE OF CERTAIN PROPERTY IN  
SUGARLIMB INDUSTRIAL PARK TO NOVERHED, INC.**

**Whereas**, Noverhed (hereinafter referred to as "Company") is an automation engineering firm that currently provides electrical design/build services within the manufacturing sector; and

**Whereas**, Company plans to initially construct a 6,000 sq. ft. facility, doubling in size as business dictates; and

**Whereas**, Company desires to locate in Sugarlimb Industrial Park within the City of Loudon on property currently owned jointly by the City of Loudon and Loudon County being located on Henry Drive, referenced by Tax Map 33, Parcel 5.0, containing approximately 2-3 acres, and more fully described on the attached map (Exhibit A); and

**Whereas**, the Loudon County Economic Development Agency Board of Directors and Sugarlimb Industrial Park Committee have recommended the sale of said property.

**Now, Therefore, Be it Resolved**, that the Loudon County Commission does hereby approve the sale of approximately 2-3 acres to Noverhed, Inc. for a price of \$15,000/acre, said property being further described on the attached Exhibit A with the specific size being determined by professional survey.

**Be It, Further Resolved**, that the Loudon County Mayor is authorized to sign all necessary legal documents relative to the transfer of said property.

**Be, It Further Resolved**, that this Resolution shall take effect immediately, the public welfare requiring it.

Date Adopted: May 4, 2015

\_\_\_\_\_  
Buddy Bradshaw, Loudon County Mayor

\_\_\_\_\_  
Steve Harrelson, Chair

\_\_\_\_\_  
Darlene Russell, County Court Clerk



HENRY  
Henry Drive, Sugarlimb Industrial Park



Henry Drive



**RESOLUTION No. \_\_\_\_\_**

**A RESOLUTION APPROVING THE LEASE OF CERTAIN PROPERTY IN SUGARLIMB INDUSTRIAL PARK TO RESTORATION SERVICES, INC.**

**Whereas**, Loudon County and the City of Loudon jointly own certain real property in Sugarlimb Industrial Park; and

**Whereas**, Restoration Services, Inc. desires to lease approximately 5-7 acres to construct and install a proposed 1 megawatt (MW) solar project; and

**Whereas**, the Loudon County Economic Development Agency Board of Directors and Sugarlimb Industrial Park Committee have recommended the lease of said property for the stated use; and

**Whereas**, said property being located south of Loudon Utilities Board electric substation and existing overhead electric service, said property running generally parallel and adjacent to the Norfolk Southern rail spur being a portion of Loudon County Tax Map 33, Parcel 5.0, and more fully described on the attached map (Exhibit A).

**Now, Therefore, Be It Resolved**, that the Loudon County Commission does hereby approve the lease of said property to Restoration Services Inc., of Oak Ridge, Tennessee or as yet unnamed Limited Liability Company formed specifically for this project. Said lease shall expire 20 years after execution of a lease document. The annual lease payment shall be ten percent (10%) of the value of the calculated acreage based on a price of \$15,000/acre.

**Be It, Further Resolved**, that the Loudon County Mayor is authorized to sign all legal documents relating to the lease.

**Be It Finally Resolved**, that this Resolution shall take effect immediately the public welfare requiring it.

Date Adopted: May 4, 2015

\_\_\_\_\_  
Rolland "Buddy" Bradshaw,  
Loudon County Mayor

\_\_\_\_\_  
Steve Harrelson, Chair

\_\_\_\_\_  
Darlene Russell, Loudon County Clerk



# Sugarlimb Ind. Park Site

tes



Proposed Site

Rock-Quarry Rd



**RESOLUTION**

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 1.4 ACRES FROM R-1 (SUBURBAN RESIDENTIAL DISTRICT) TO C-1 (RURAL CENTER DISTRICT). REFERENCED BY: TAX MAP 9E, GROUP B, PARCELS 3.00 AND 4.00 LOCATED AT 5375 HWY. 321, N. , SITUATED IN THE 5TH LEGISLATIVE DISTRICT**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

**WHEREAS**, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on April 1-2, 2015 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located at 5375 Hwy. 321, N. situated in the 5th Legislative District, referenced by Tax Map 9E, Group B, Parcels 3.00 and 4.00 be rezoned from R-1 (Suburban Residential District) to C-1 (Rural Center District) as shown on the attached map; said map being part of this Resolution.

**BE IT FINALLY RESOLVED**, that this Resolution shall take effect immediately, the public welfare requiring it.

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
LOUDON COUNTY CHAIRMAN

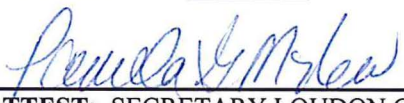
DATE: \_\_\_\_\_

\_\_\_\_\_  
**APPROVED: LOUDON COUNTY MAYOR**

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED:   0  

DISAPPROVED:   0  

  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: March 17, 2015

FILE # [15-01-03-RZ-CO]



REZONE APPROXIMATELY 1.4 ACRES FROM R-1 (SUBURBAN RESIDENTIAL DISTRICT) TO C-1 (RURAL CENTER DISTRICT). REFERENCED BY: TAX MAP 9E, GROUP B, PARCELS 3.00 AND 4.00 LOCATED AT 5375 HWY. 321, N. , SITUATED IN THE 5TH LEGISLATIVE DISTRICT

