

MINUTES

Townsend Municipal Planning Commission

September 11, 2014

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Steve Fillmore	Chester Richardson	Andy Morton
Michael Talley	Alicia McClary	Tee Culp Byrd
Rob Webb		Tim Byrd
Sandy Headrick		Wade Lovin
Becky Headrick		Don Headrick

Due to Circumstances beyond control no ETDD Staff person was present.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Headrick call the meeting to order at 6:01 pm, September 11, 2014 at Townsend City Hall.

Minutes from the August 14, 2014 meeting were reviewed by the members, some currently and others through email. There being no additions or corrections, Mayor Talley made the motion to approve the August 14, 2014 Minutes. Rob Webb seconded. Motion carried.

REPORT FROM BOARD OF COMMISSIONERS

Mayor Talley reported that there was no report from the Townsend Board of Commissioners.

NEW BUSINESS

Wade Lovin, a representative of the surveying company working at the Townsend Visitors Center Property, brought plans for joining small lots that were existing when the property was purchased to those over 5 acres. The Smoky Mountain Tourism Development Authority, having recently purchased property near the Townsend Visitors Center is combining the small lots into 2 lots of around 13 acres total. Following the direction of the ETDD staff person for Townsend, the joining of the lots is exempt from the Townsend Subdivision Regulations, but would need to be signed by the Townsend Planning Commission Secretary for recording purposes. The signature would not certify any type of approval, but only confirm that the plat was reviewed by the Townsend Municipal Planning Commission. Secretary Fillmore signed the plat.

Chairman Headrick read a letter received in response to correspondence with the Dollar General Executives about the construction of the new store in Townsend. (Attached is a copy of the letter.) Townsend has no requirements for exterior colors and materials used and the company is not able to vary from its original design.

The Commission present looked over the changes made to the proposed landscaping standards and agreed all were good and will forward them to the ETDD staff person, Joe, for his final preparation.

In the absence of the Townsend Staff person, storm water regulatory standards review and other discussion of Pedestrian / Bike transportation was deferred to the next meeting.

Because of the scheduled Blount County School Fall Break and travel plans for that week, the October meeting has been cancelled and the next meeting will be November 13, 2014.

Mayor Talley made a motion to adjourn. Becky Headrick seconded. The meeting adjourned.

Acting Secretary

Date

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072
U.S.A.

9/10/14

Ms. Sandra Headrick, Chairman
Townsend Municipal Planning Commission
P.O. Box 307
133 Tiger Drive
Townsend, TN 37882

Dear Ms. Headrick:

Thank you for your letter regarding the future development of our new Dollar General store in Townsend. As you know, Dollar General has been part of the Townsend community since our current store opened in 2002. In fact, the community has been so supportive that we have decided to relocate our current store to a free standing building. We are hopeful that the community is excited and will continue to support the store in its new facility.

Upon hearing that our developer may have been less than receptive to a recent communication, we were certainly disappointed, as this is a direct reflection upon Dollar General. I will say that, despite any misunderstanding or hard feelings that may have been evoked by his response, we strive to be a positive member of the communities where our stores operate. Unfortunately, changing the exterior of our store from the already permitted and fully approved building plans is not feasible due to timing constraints on our current Dollar General store's lease. Materials have already been ordered and plans have been finalized and the Broadway Group will be breaking ground soon.

However, in keeping with our desire to build an aesthetically pleasing store in Townsend, it is my understanding that the Broadway Group is not just building our standard Dollar General metal building prototype, but is building a four sided brick store to help blend in with the design of other the retail stores in Townsend.

We do believe that our new Dollar General store will be a good addition to your community, and we hope that everyone in Townsend will be pleased with the final product and enjoy shopping in the new Dollar General.

Sincerely,



Robert Sayle
Real Estate Manager

cc: Steve Krumholz, Vice President of Real Estate

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