To: Marion County Regional Planning Commission and Marion County Planning Commission Files

From: Renea Wilson

Date: September 5, 2023

Subject: Minutes for the July 11, 2023, Marion County Regional Planning Commission

Meeting held at 4:00 P.M., at the Lawson Building

**NOTE:** The Marion County Regional Planning Commission Meeting scheduled for August 1, 2023 was

cancelled.

**Members Present**

Keith Garth

Gene Hargis, Marion County Commissioner, District 2, Seat B, Co-Chairman

Mayor David Jackson, Marion County Mayor, Chairman

Robert Kelly

Cory Pickett, Marion County Road Superintendent

Chris Morrison, Marion County Commissioner, District 5, Seat C

Louise Powell, Secretary

Johnny Rogers

Jimmy Sneed

**Members Absent**

**Staff**

Ashley Gates, Senior Regional Planner, SETDD, Chattanooga

William ‘Billy’ Gouger, Marion County Attorney

**Others**

Danny Dancy/Tennessee Valley Surveying

Jeff Elliott/Elliott Surveying

Clarence Howard, SR. V.P. of Construction, Thunder Air Inc

Dane Bradshaw

Paul Schafer, Marion County Commissioner, District 3, Seat C

Mayor Jackson, called the regular monthly Marion County Planning Commission meeting to order at 4:00 P.M.

* Invocation Commissioner Hargis
* Pledge of Allegiance Commissioner Morrison
* Roll Call Renea Wilson

A motion was made to approve the June 6, 2023 Planning Commission Meeting Minutes as presented.

Motion By: Commissioner Hargis

2nd: Keith Garth

Vote: All MCRP members voting “Aye”

**Old Business**

**Building Permit Report**

**June** 2023

**54** Permits issued – Value - $7,335,633.81

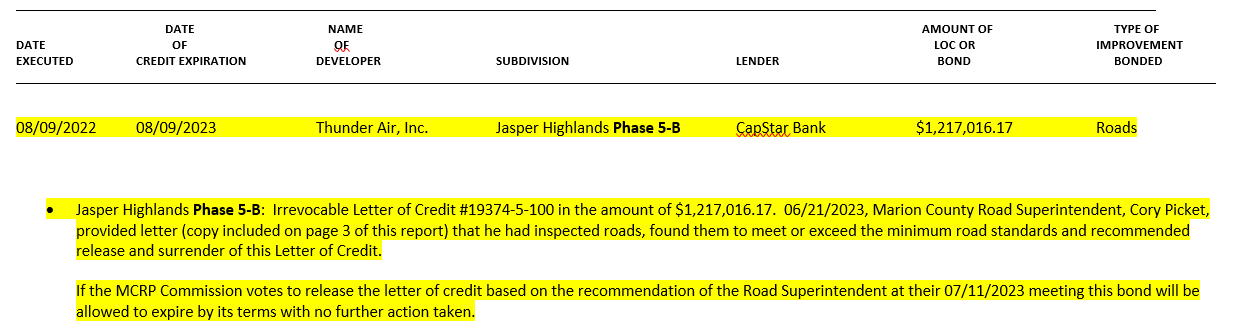
* **seven million three hundred thirty-five thousand six hundred thirty-three dollars and eighty-one cents**

**Staff Approved Plats Report**

There were **2** Staff Approved Plats for **June** **2023**

**Irrevocable Letters of Credit and/or Bonds Report**

There is a change to this report since your last MCRP meeting **May 2, 2023.**



**Release of Letter of Credit**

Motion By: Louise Powell

2nd: Gene Hargis

Vote: All MCRP members voting “Aye”

**Marion County Planning Office**

**24 Courthouse Square**

**Suite 105**

**PO Box 789**

**Jasper, TN 37347**

**Phone 423 942 3527**

**E-Mail:** [**rwilson@marioncountytn.net**](mailto:rwilson@marioncountytn.net)

**Website:** [**www.marioncountytn.net**](http://www.marioncountytn.net)

July 13, 2023

Dani Long, Portfolio Manager

P O Box 869

Athens, TN 37371

Re: Irrevocable Letter of Credit: #19374-5-100

In the amount of: $1,217,016.17

Dated: August 9, 2022

For: Jasper Highlands Phase 5-B

Issued on behalf of: Thunder Air, Inc.

210 Battlecreek Road

South Pittsburg, TN 37380

This letter is to inform you that at the Marion County Regional Planning Commission meeting July 11, 2023, they were informed that Marion County Road Superintendent Cory Pickett had inspected the roads in Jasper Highlands Phase 5-B covered under the above referenced Letter of Credit. Since the roads were inspected and approved, the Planning Commission voted to release the above referenced Letter of Credit.

Therefore, on behalf on the Marion County Regional Planning Commission, please accept this letter, as a formal surrender of said Letter of Credit and a release of any claims that the Marion County Regional Planning Commission or Marion County, TN may have under said Irrevocable Letter of Credit #19374-5-100.

I have attached the original Letter of Credit marked void as requested.

Sincerely,

Renea Wilson

Planning Coordinator

cc: Mr. William Gouger, Marion County Attorney

Mr. David Jackson, Marion County Mayor

Mr. Cory Pickett, Marion County Road Superintendent

Mr. Dane Bradshaw, Thunder Air, Inc.

**New Business**

1. **Plat Title:**  Final Plat Hubbard Hollow Subdivision

**Surveyor:**  Danny Dancy/Tennessee Valley Surveying

**Property Owner(s):**  Kevin Hubbard

**Property Address:**  Sequatchie Mountain Road

**Parcel ID Number(s):**  084 033.01

**Analysis:**    This plat creates four lots which are accessed by an unimproved access easement which connects to Sequatchie Mountain Road.

**Final Plat Approval**

***Subject to all signatures on all plat copies***

Motion By: Jimmy Sneed

2nd: Louise Powell

Vote: All MCRP members voting “Aye”

1. **Plat Title:**  Preliminary Plat River Gorge Ranch

Phase 1 C

Lots 1283 - 1306

**Surveyor:**  Jeff Elliott/Elliott Surveying

**Property Owner(s):**  Thunder Air, Inc.

**Preliminary Plat Approval**

Motion By: Gene Hargis

2nd: Keith Garth

Vote: All MCRP members voting “Aye”

1. **Plat Title:**  Final Plat River Gorge Ranch

Phase 1 C

Lots 1283 - 1306

**Surveyor:**  Jeff Elliott/Elliott Surveying

**Property Owner(s):**  Thunder Air, Inc.

Grading and Drainage Plan

River Gorge Ranch Phase 1 B

**Surveyor:**  Jeff Elliott/Elliott Surveying

**Property Owner(s):**  Thunder Air, Inc.

**Final Plat Approval**

***Subject to all signatures on all plat copies***

Motion By: Louise Powell

2nd: Gene Hargis

Vote: All MCRP members voting “Aye”

1. Profile STA 57 +00 to STA 105+00 TGR

River Gorge Ranch Phase 1 B

**Surveyor:**  Jeff Elliott/Elliott Surveying

**Property Owner(s):**  Thunder Air, Inc.

**Approval**

Motion By: Louise Powell

2nd: Keith Garth

Vote: All MCRP members voting “Aye”

1. **Plat Title:**  Final Plat River Gorge Ranch

Phase 1 B

Lots 1181 - 1185

**Surveyor:**  Jeff Elliott/Elliott Surveying

**Property Owner(s):**  Thunder Air, Inc.

**Final Plat Approval**

***Subject to all signatures on all plat copies***

Motion By: Jimmy Sneed

2nd: Commissioner Morrison

Vote: All MCRP members voting “Aye”

**Other Discussion:**

There was no further business to be presented or considered before this Commission, a motion was made to adjourn.

Motion By: Jimmy Sneed

2nd: Commissioner Morrison

Vote: All MCRP members voting “Aye”