

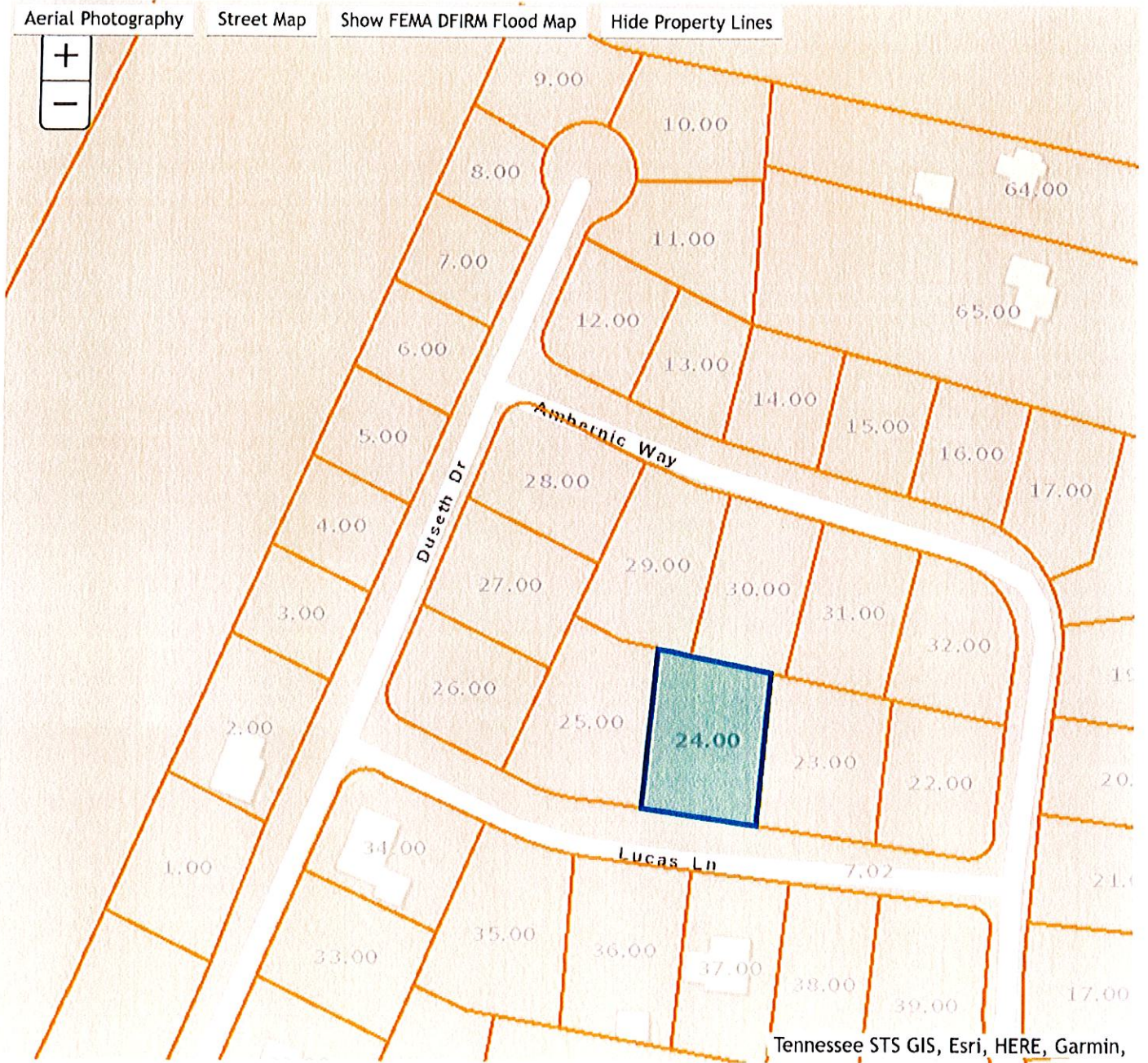


AGENDA
SWEETWATER REGIONAL PLANNING COMMISSION
Monday, January 17, 2022
Immediately following the BZA

- I. Call to order
- II. Approval of minutes from meeting of December 20, 2021
 - A. Subdivision Plat, 3-lots, Applicant, Mesana Investments LLC, Lucas Lane, Tax Map 015P, Group A, Parcels 23.0, 24.0, and 25.0, R-1, Low Density Residential District; (*tabled at Dec. mtg.*);
 - B. Subdivision Plat, 5-lots, Property Owner, William and Tabitha Ingram, Hwy. 68, Tax Map 033K, Group A, Parcel 005.00, approximately 2.22 acres, *Sweetwater Planning Region*;
 - C. Rezoning request, Richard and Teresa Fort, from C-4, Local General Commercial District to R-3, High Density Downtown Residential District, Beardshire St. and Grant St., Tax Map 023C, Group F, Parcel 36.00, approximately .24 acres and Parcel 034.00, approximately .12 acres;
 - D. Rezoning request, Jordan Mollenhour, Cherohala Holding, LLC, Tax Map 015, part of Parcel 012.00 from C-3, General Commercial District, to C-5, Interstate/Interchange District, approximately 2.37 acres, and part of Parcel 012.00, from C-3 to M-2, Heavy Industrial District, approximately .008 acres, and part of Parcel 013.00, approximately 15.2 acres from R-1, Low Density Residential District to C-5, Interstate/Interchange District, and approximately 39 acres to M-2, and part of Parcel 013.02, approximately 3.7 acres, from R-1, Low Density Residential District to C-5, and approximately 25 acres to M-2;
 - E. Review, proposed Zoning and Land Use Control amendment to Chapter, 4, Section 14-409, Signs, Billboards, and Other Advertising Structures;
- III. Other Business
- IV. Adjournment



ITEM A

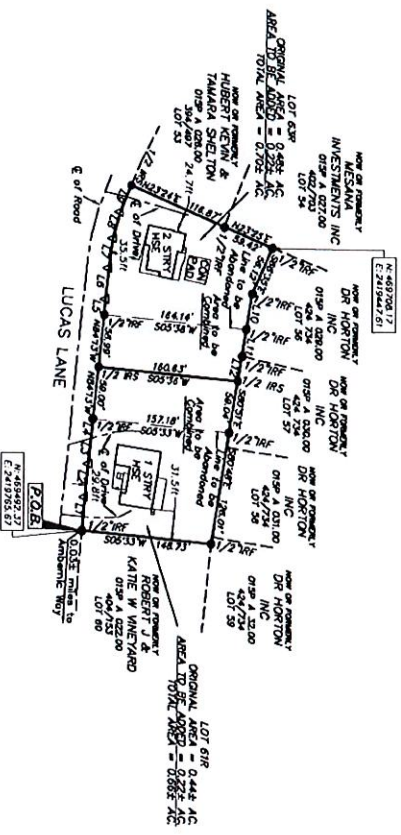


ITEM A



VICINITY MAP

LOTS 61R & 63R RIDGELAND FARMS, PHASE ONE
 TOTAL AREA = 0.432 ACRES



Lot	Dimensions	Area
1	105.5' x 55' W	37.23
2	105.5' x 55' W	37.23
3	105.5' x 55' W	37.23
4	105.5' x 55' W	37.23
5	105.5' x 55' W	37.23
6	105.5' x 55' W	37.23
7	105.5' x 55' W	37.23
8	105.5' x 55' W	37.23
9	105.5' x 55' W	37.23
10	105.5' x 55' W	37.23
11	105.5' x 55' W	37.23
12	105.5' x 55' W	37.23

CONTRIBUTOR'S SUBORDINATION AGREEMENT

I, the undersigned, hereby agree to subordinate my interest in the above described property to the interest of the City of Mesquite, New Mexico, in the event of any future sale or conveyance of the property. This agreement shall be binding on my heirs, assigns, and all persons claiming through me.

WITNESSED BY ME: _____

WITNESSED BY TWO NEIGHBORS: _____

SEALARY FEE

FINAL PLAT OF LOTS 61R & 63R, RIDGELAND FARMS, PHASE ONE, DISTRICT 1, LOT 61R, 0.444 AC, & LOT 63R, 0.088 AC.

CHRISTIAN M. MEEDERS
 REGISTERED LAND SURVEYOR
 10000 N. ALBUQUERQUE BLVD., SUITE 100, ALBUQUERQUE, NM 87112
 PHONE: (505) 261-1111 FAX: (505) 261-1112
 WWW: WWW.CMMEEDERS.COM

1. Name of Applicant: _____

2. Address: _____

3. City: _____

4. State: _____

5. Zip: _____

6. Date: _____

7. Name of Applicant: _____

8. Address: _____

9. City: _____

10. State: _____

11. Zip: _____

12. Date: _____

13. Name of Applicant: _____

14. Address: _____

15. City: _____

16. State: _____

17. Zip: _____

18. Date: _____

19. Name of Applicant: _____

20. Address: _____

21. City: _____

22. State: _____

23. Zip: _____

24. Date: _____

25. Name of Applicant: _____

26. Address: _____

27. City: _____

28. State: _____

29. Zip: _____

30. Date: _____

31. Name of Applicant: _____

32. Address: _____

33. City: _____

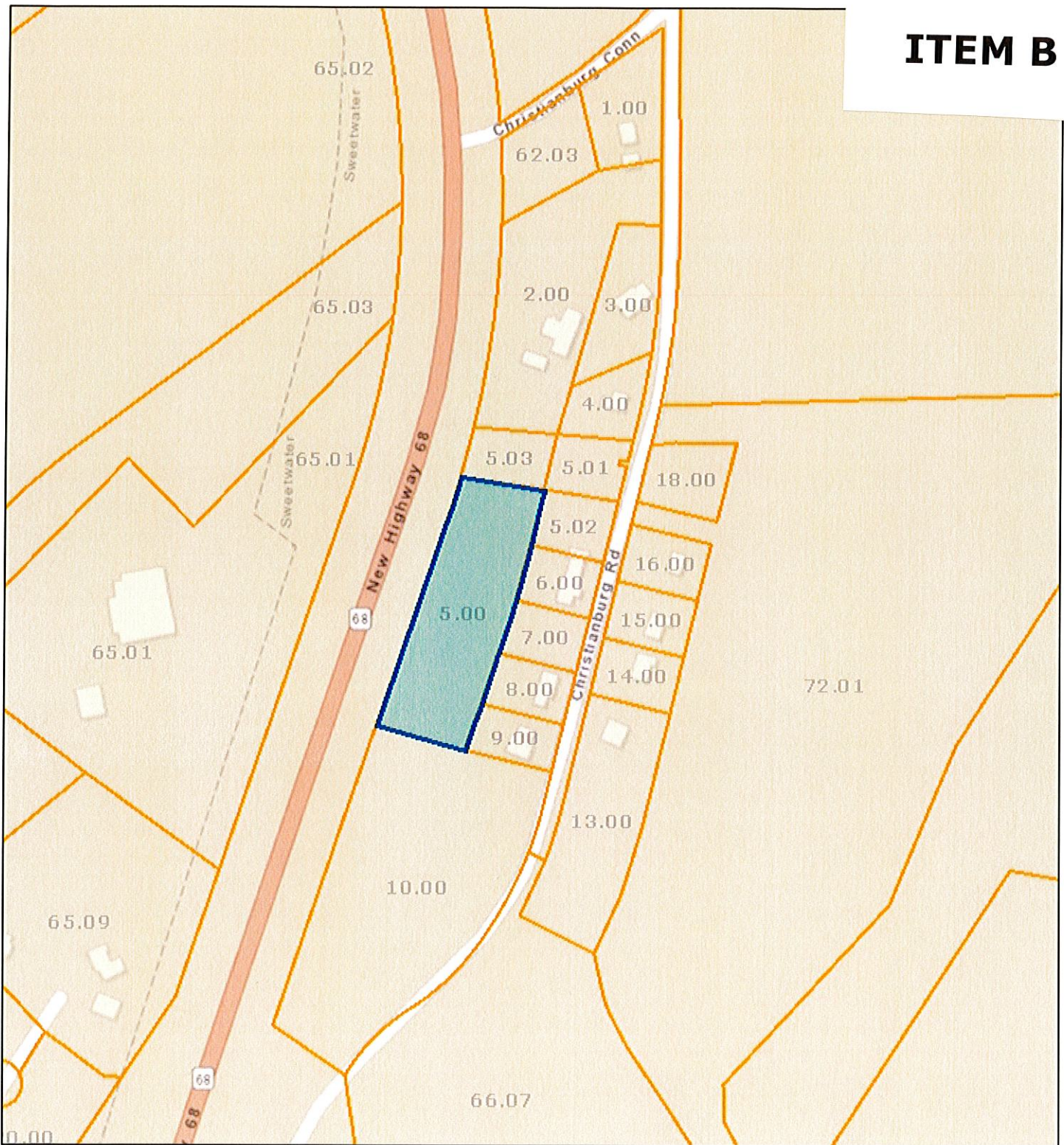
34. State: _____

35. Zip: _____

36. Date: _____

Monroe County - Parcel: 033K A 005.00

ITEM B



Date: January 12, 2022
County: Monroe
Owner: INGRAM WILLIAM ETUX TABITHA
Address: HWY 68
Parcel Number: 033K A 005.00
Deeded Acreage: 2.22
Calculated Acreage: 0
Date of Imagery: 2019

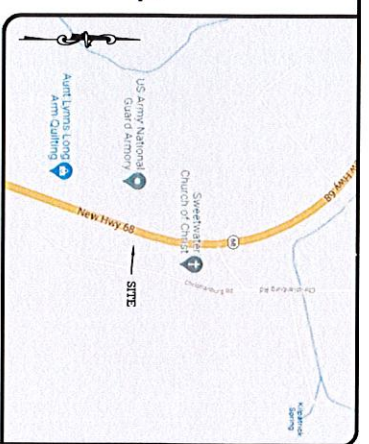
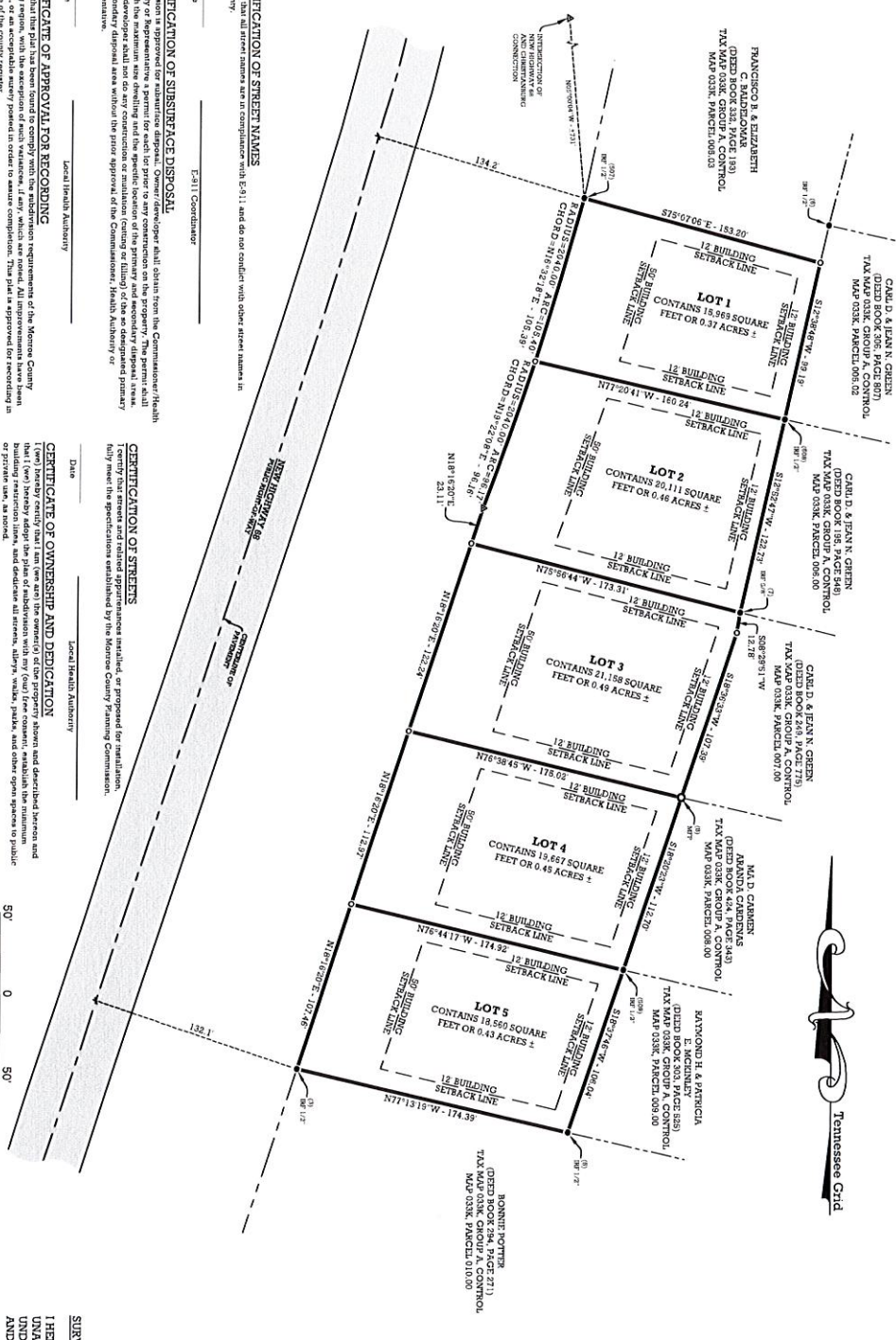
TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ITEM B

Final Plat of the Ingram Property

showing a Subdivision of the Remaining Portion of the Property
 described in Deed Book 423, Page 595 ~ A Parcel of Land Lying in
 First Civil District of Monroe County, Sweetwater, Tennessee



SURVEYOR'S NOTES

1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE BOUNDARIES OF ANY ADJACENT PARCELS OR RIGHT OF WAY, PUBLIC OR PRIVATE, OR UTILITIES, EITHER WRITTEN OR IMPLIED, WHICH MAY EXIST.
2. UTILITIES SHOWN FROM FIELD EVIDENCE (EVIDENT ABOVE GROUND UTILITIES). NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
3. PROPERTY IS LOCATED ON NEW HIGHWAY 68, SWEETWATER, TENNESSEE 37874.
4. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE STUDY (FIRM) NUMBER 15020C0010.
5. FIELD WORK WAS PERFORMED DECEMBER 8, 2021.
6. THE PURPOSE OF THIS SURVEY IS TO CREATE FIVE LOTS BY SUBDIVIDING THE EXISTING PARCEL.
7. BUILDING SETBACKS AS FOLLOWS PER MONROE COUNTY PLANNING: FRONT - 50' REAR - 12' SIDES - 12'

OWNER, WILLIAM AND TABITHA INGRAM
 (DEED BOOK 423, PAGE 595)
 OWNER'S ADDRESS: 8200 FM DYKE ROAD, LOUDON, TENNESSEE 37774
 TAX MAP 033K, GROUP A, CONTROL MAP 033K, PARCEL 005.00

LEGEND	
•	PROPERTY CORNER FOUND
○	5/8" REBAR W/ 2" SET
○	CALCULATED POINT (NOT SET)
○	FENCE POST (PROPERTY CORNER)
○	METAL FENCE POST
○	IRON ROD FOUND
---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK LINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE CENTER POINT 1/10,000 IN ANY UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS IN COMPLIANCE WITH THE CURRENT MINIMUM STANDARDS OF PRACTICE. MEASUREMENTS WERE MADE USING TRIMBLE SPS885 GNSS UNIT, AND TOPCON TOTAL STATION.

DECEMBER 22, 2021
 ERIC MICKELTUNAS
 522 E. FARRER, ST.
 NOLA, TN 37856

Scale: 1" = 50'
 Date: 12/22/2021
 Project #: 21-291
 Sheet #: 1 of 1



CERTIFICATION OF STREET NAMES
 I certify that street names are in compliance with 8-911, and do not conflict with other street names in the vicinity.
 Date: _____
 E-911 Coordinator

CERTIFICATION OF SURFACE DISPOSAL
 Submittal is approved for surface disposal. The applicant shall obtain from the Commissioner of Health, Authority or Representative a permit for each prior to any construction on the property. The permit shall establish the maximum size, location and the specific location of the primary and secondary disposal tank, and secondary disposal tank within the prior approval of the Commissioner of Health Authority or Representative.
 Date: _____
 Local Health Authority

CERTIFICATE OF APPROVAL FOR RECORDING
 This plat is approved for recording in the County Planning Commission.
 Date: _____
 Secretary, Monroe County Planning Commission

CERTIFICATION OF ELECTRICAL LINES
 I certify that electric lines have been installed in an acceptable manner and according to the requirements of the National Electrical Code (NEC) and all applicable codes and regulations. The permit shall establish the location and depth of all required improvements in case of default.
 Date: _____
 Electric Company Representative

CERTIFICATE OF ACCURACY
 I certify that the plat above and described hereon, is a true and correct survey to the accuracy required by the applicable planning commission and that instruments have been placed as shown hereon, to the best of my knowledge and belief.
 Date: _____
 Registered Engineer, Surveyor

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, the undersigned, do hereby certify that I am the owner of the above described property and that I have adopted the plan of subdivision with my (our) consent, establish the minimum building setback lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public use, to-wit:
 Date: _____
 Owner

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
 I certify that the water system installed, or proposed for installation fully meets requirements of the Tennessee State Health Department, and is hereby approved above.
 Date: _____
 County Health Officer or Authorized Representative

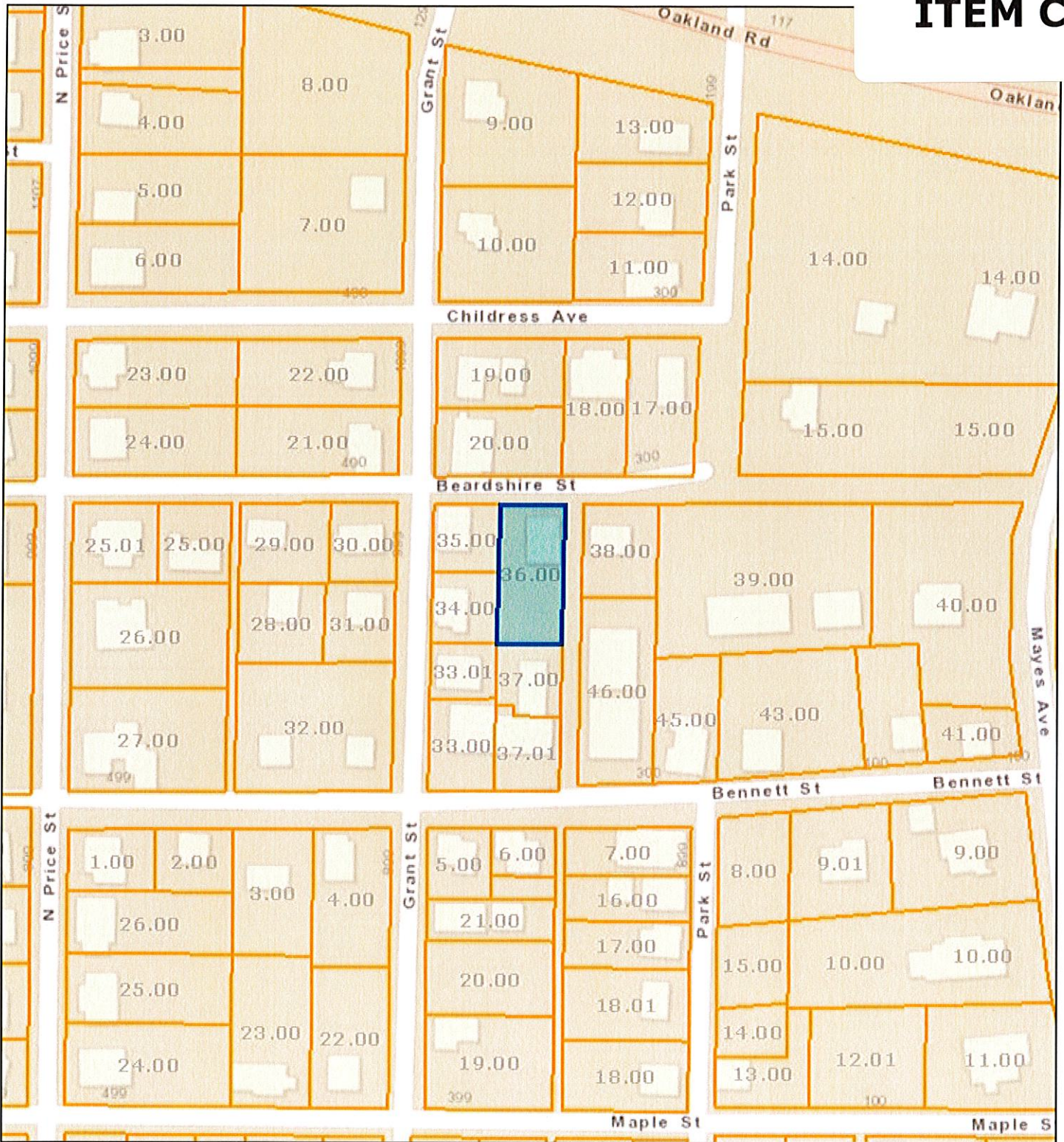
CERTIFICATE OF STREETS
 I certify that streets and related improvements installed, or proposed for installation, fully meet the specifications established by the Monroe County Planning Commission.
 Date: _____
 Local Health Authority

CERTIFICATE OF APPROVAL FOR RECORDING
 This plat is approved for recording in the County Planning Commission.
 Date: _____
 Secretary, Monroe County Planning Commission



Monroe County - Parcel: 023C F 036.00

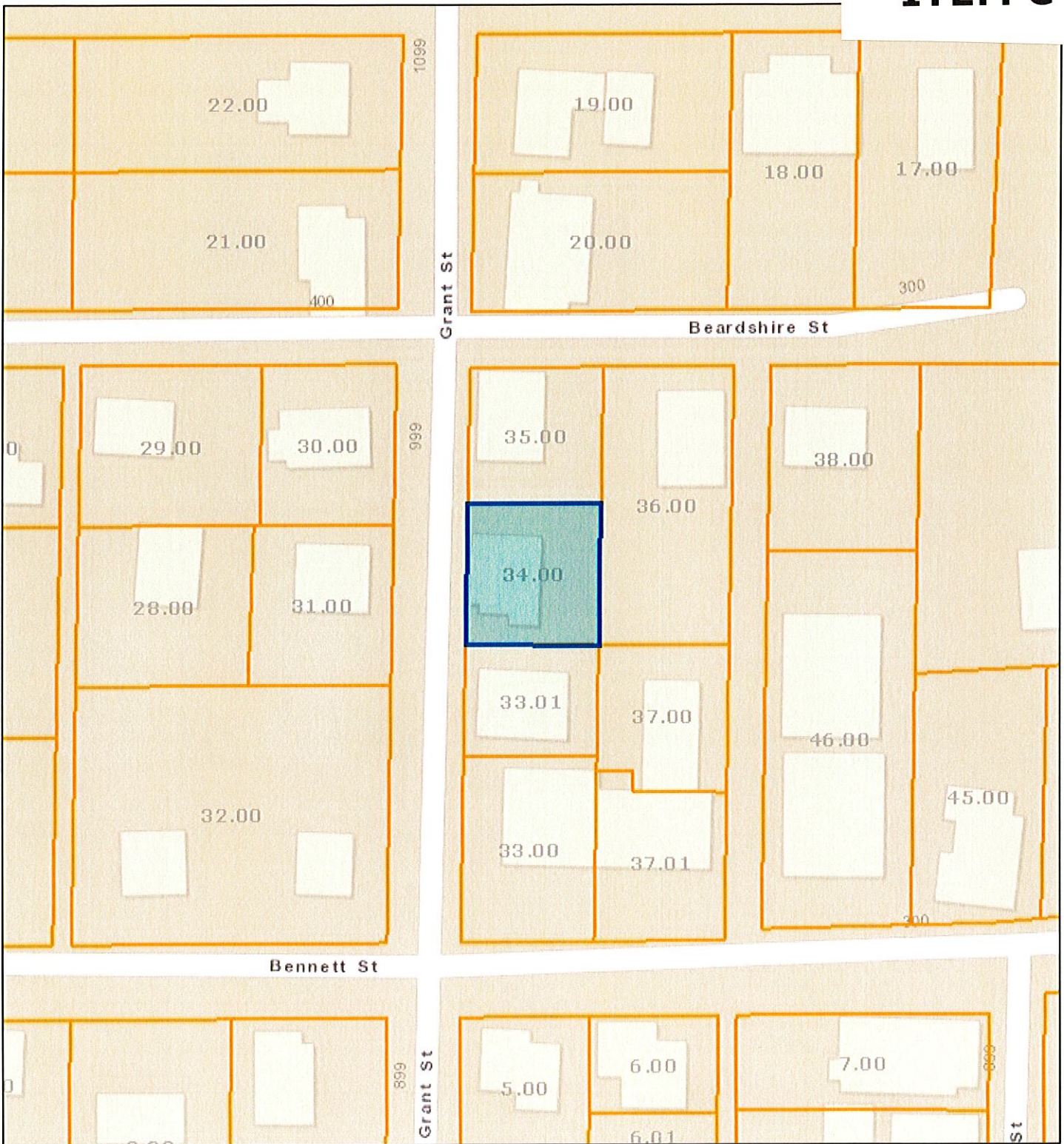
ITEM C



Date: January 12, 2022
County: Monroe
Owner: FORT RICHARD
Address: BEARDSHIRE ST 303
Parcel Number: 023C F 036.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: January 12, 2022

County: Monroe

Owner: FORT TERESA GIBSON

Address: GRANT ST 906

Parcel Number: 023C F 034.00

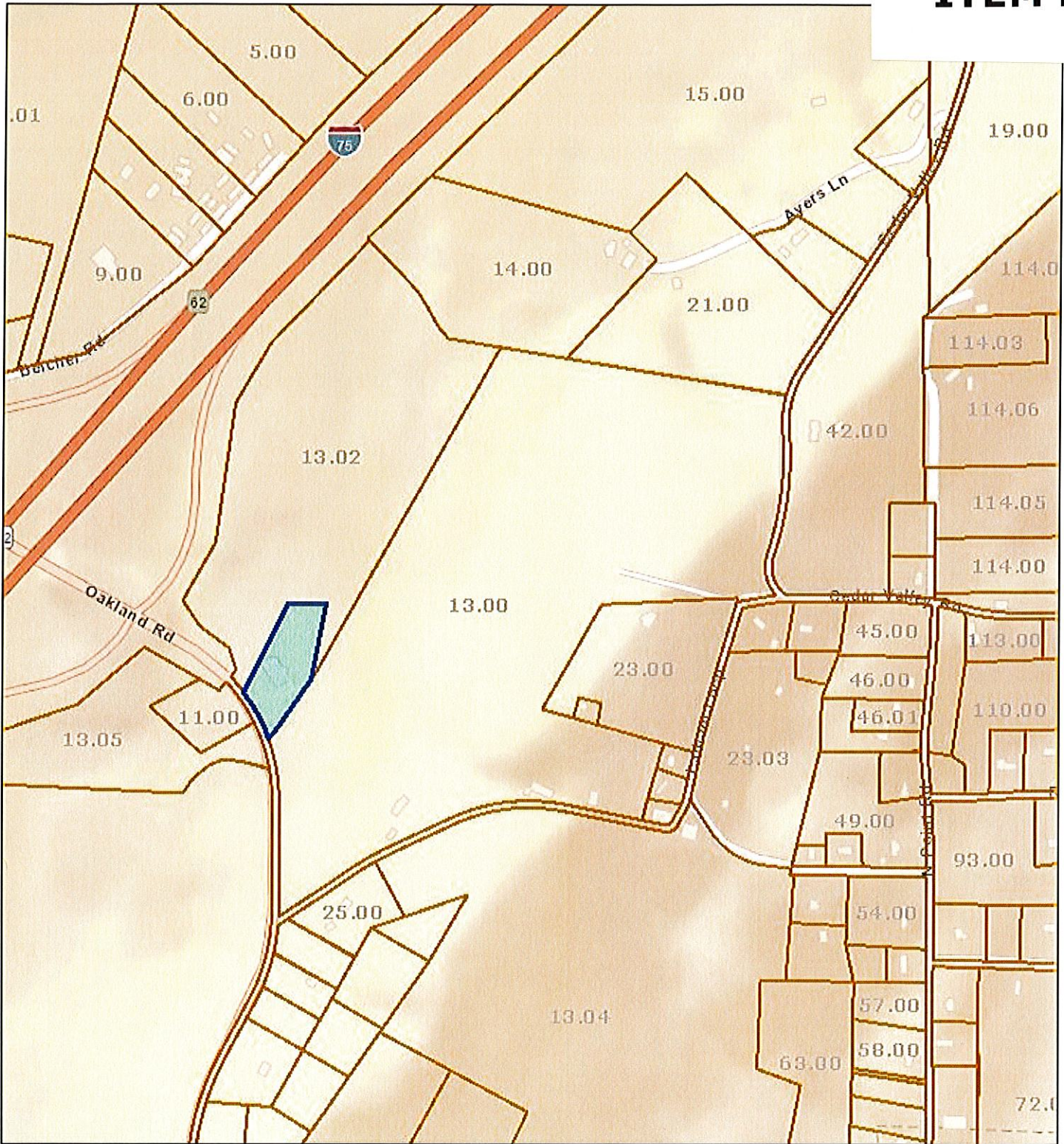
Deeded Acreage: 0

Calculated Acreage: 0

Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: January 12, 2022
County: Monroe
Owner: MONTOOTH ENTERPRISES INC
Address: OAKLAND RD 404
Parcel Number: 015 012.00
Deeded Acreage: 2.39
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: January 12, 2022
County: Monroe
Owner: MONTOOTH ENTERPRISES INC
Address: OAKLAND RD 404
Parcel Number: 015 012.00
Deeded Acreage: 2.39
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

ITEM D

December 28, 2021

Sweetwater Planning Commission
PO Box 267
203 Monroe Street 37874

Re: Rezoning Request Application – Cherohala Holdings, LLC

Dear Sir or Madam:

It is with great excitement that Cherohala Holdings, LLC submits the enclosed Rezoning Request Application for your consideration. In addition to the below summary of our project proposal, enclosed you will find the Application and a detailed property map.

Proposed Development & Usage

The proposed project will introduce multiple new warehouse and commercial enterprises along the interstate at Exit 62 that will be coordinated as a “campus” by means of a landscaped boulevard and master site plan.

While tenants have not yet been secured for the planned sites, it is anticipated that the project will support the following:

- One or more manufacturing/distribution companies within a planned 375,000 SF industrial building (very similar to those being developed across Oakland Rd. for Red Stag Fulfillment, LLC)
- A travel center to support local and interstate travelers (this facility is expected to include a convenience/retail store, gas pumps, and diesel pumps)
- A dine-in restaurant

Additional acreage is available but not earmarked for a specific tenant at this time though the planned use comports with the zoning indicated in the Application.

Reason for Request

A rezoning is requested to allow for the permitted uses described above per City of Sweetwater Zoning and Land Use Code sections 14-313 and 14-314. Without the requested rezoning, the planned project could not proceed.

Thank you in advance for your attention to this matter. Please do not hesitate to contact me should you have any questions. I will look forward to being present and available for questions at the forthcoming meeting as well.

Regards,



Jordan Mollenhour
Co-CEO
Cherohala Holdings, LLC

**Sweetwater Municipal/Regional Planning Commission
Cherohala Holdings, LLC Rezoning Request Staff Report**

ITEM D

Date: December 29, 2021
Applicant: Cherohala Holdings, LLC
Request: Rezoning Request
Current Zoning District(s): R-1, Low Density Residential & C-3, General Commercial
Requested Zoning District(s): C-5, Interstate/Interchange District & M-2, Heavy Industrial
Map & Parcel ID: Tax Map. 15, Parcels 12.00, 13.00 & 13.02
Acres: Total Parcel acres= 97.84/ Rezoned portion acres=86.356
Property Address: Oakland Road (Exit 62)
Applicable Requirements: Sweetwater Zoning Code

Background:

The applicant is requesting rezoning that affects three different parcels. The entire Parcel 12.00 will be rezoned. Parcel 13.02 would be “*split zoned*” involving C-5 and M-2 Zones. Parcel 13.00 would also be “*split zoned*” and would exclude portions of the parcel from the rezoning request. This will create residual acreage that not only is not part of the rezoning request but is not planned on being sold at a later date. The request is specified in the application. The immediate evaluation involves a more generalized review specifically for the rezoning request, while a more in-depth review will likely occur when a site plan is submitted later for the proposed operations.

Situation:

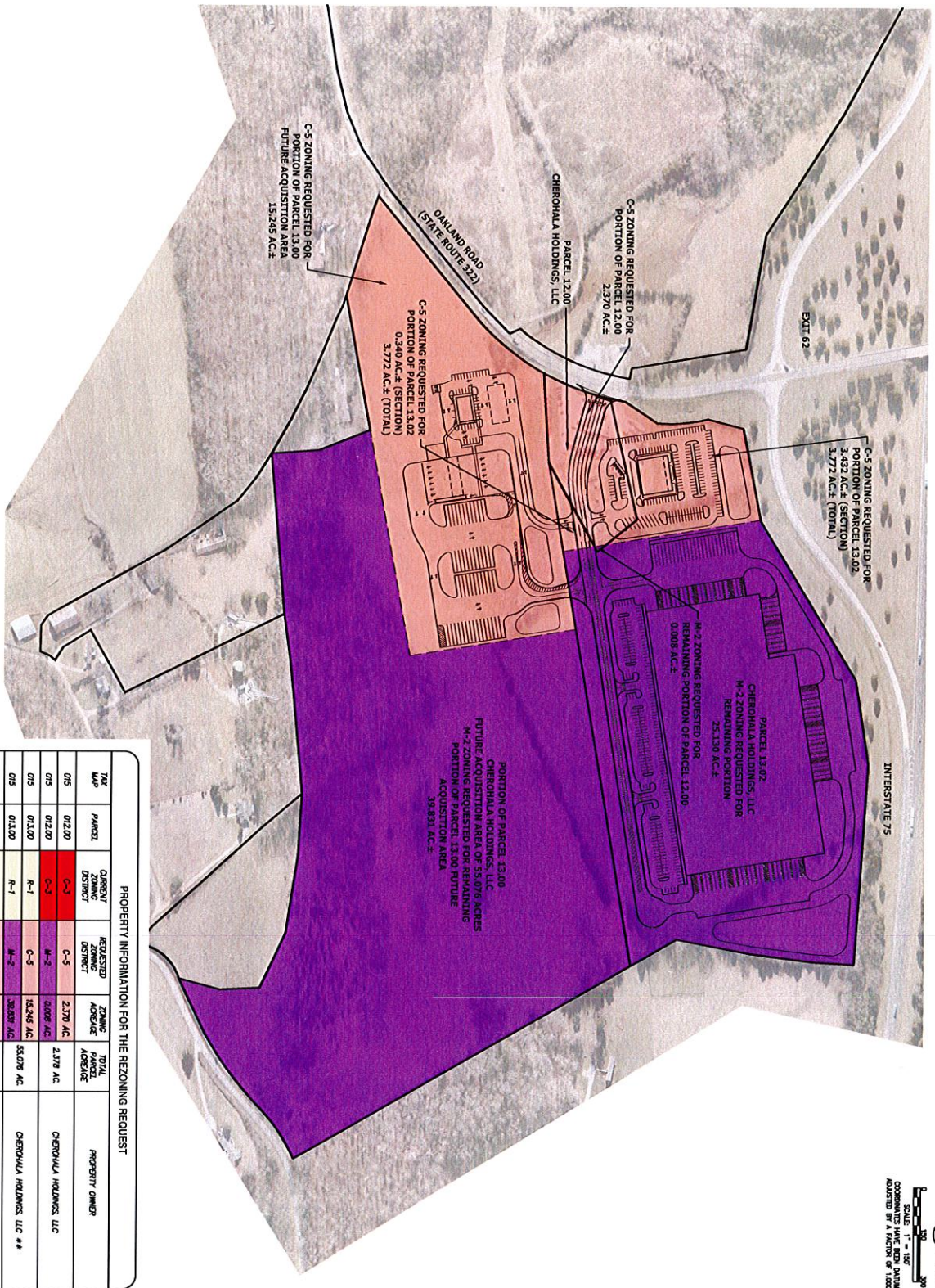
There are numerous factors to consider for any rezoning request when considering a change in zoning. Many of these factors are more or less related to the consistency of existing conditions of the area. In this particular case, a more proactive approach is involved where the local leadership is encouraging an area to develop in a particular manner that reflects the anticipated and desired types of uses that would be permitted in an area in proximity to Exit 62. Consequently, the existing conditions as factors of consideration are not as relevant as a typical rezoning request. This is considered an “*upzoning*” to potentially allow more intensive permitted uses than the activities that would currently be permitted. The intent of both the C-5 and M-2 Districts is consistent with the proposed type of development for the properties in question. This is supported by the proximity to the interchange that caters to interstate travelers (commercial) and multiple uses of warehousing/manufacturing activities.

Staff Recommendation:

Staff would recommend the rezoning based on the highest and best use of the properties and the suitability of the anticipated uses for the location. Some related contingencies include:

- Advise the city evaluate the water and sewer capabilities to serve the properties based on the proposed uses.
- Advise a legal description for the proposed zoning district boundaries that are considered “*split zoned*”. This will afford an accurate zoning district boundary to be amended on the zoning map.
- There are residual lots that are being created from Parcel 13.00 that are not included in the rezoning request and not included in a future sale of the properties. Advise that a plat be drawn up to account for the change in lot lines before a conveyance of the property is finalized.

If you have any questions or comments, do not hesitate to contact me at your convenience.



THE STATE PLANE
 COORDINATE SYSTEM
 IS USED FOR THIS MAP
 AND THE DATA
 WAS OBTAINED BY A FACTOR OF 1.000

NOTES:
 1. THE PROPERTY ACQUISITION SHOWS ARE SHOWN FOR INFORMATION ONLY.
 2. THE PROPERTY ACQUISITION SHOWS ARE SHOWN FOR INFORMATION ONLY.
 3. THE PROPERTY ACQUISITION SHOWS ARE SHOWN FOR INFORMATION ONLY.

PROPERTY INFORMATION FOR THE REZONING REQUEST

TAX MAP	PARCEL	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	ZONING ACREAGE	TOTAL ACREAGE	PROPERTY OWNER
015	012.00	C-5	C-5	2,370 AC.	2,370 AC.	CHERONALA HOLDINGS, LLC
015	012.00	C-5	M-2	4,089 AC.	4,089 AC.	CHERONALA HOLDINGS, LLC
015	013.00	R-1	C-5	15,245 AC.	15,245 AC.	CHERONALA HOLDINGS, LLC **
015	013.00	R-1	M-2	38,807 AC.	38,807 AC.	CHERONALA HOLDINGS, LLC **
015	013.02	R-1	C-5	3,772 AC.	3,772 AC.	CHERONALA HOLDINGS, LLC
015	013.02	R-1	M-2	28,807 AC.	28,807 AC.	CHERONALA HOLDINGS, LLC

** PARCEL 013.00 IS 64,538 ACRES TOTAL, ONLY THE 56,078 ACRES SHOWN ABOVE ARE BEING SOLD AND ARE PART OF THIS REZONING REQUEST.

LEGEND
 [Purple Box] PROPOSED M-2 REZONING AREA
 [Orange Box] PROPOSED C-5 REZONING AREA
 [Black Line] PROPERTY LINE (APPROX)

CANNON & CANNON, INC.
 CONSULTING ENGINEERS AND ARCHITECTS
 8855 BRIDGESIDE DRIVE, SUITE 100
 HOUSTON, TEXAS 77041
 TEL: 281.416.8800
 WWW.CANNONANDCANNON.COM

CLIENT: CHERONALA HOLDINGS, LLC
 11609 MONTELEONE CENTER DRIVE # 2304
 HOUSTON, TEXAS 77055
PROJECT: CHERONALA HOLDINGS, LLC
 REZONING
 SHERWOOD, TEXAS 77194
PROPERTY REZONING EXHIBIT

FOR REZONING APPLICATION ONLY

EX1.1