

## MINUTES

### LOUDON COUNTY REGIONAL PLANNING COMMISSION

DECEMBER 18, 2007

The December meeting of the Loudon County Regional Planning Commission was called to order at 5:30 PM. Present were Mr. Harrison, Mr. Brooks, Mr. Brown, Ms. Terry, Mr. Ghormley, Mr. Parr, Ms. Cardwell, Mr. Henderson and Mr. Luttrell. Absent were Ms. McNew and Mr. McEachern.

Motion to approve the minutes of the November 20, 2007 meeting was made by Mr. Henderson, seconded by Mr. Luttrell and approved 9-0.

**Agenda Item A: Request consideration of final plat approval of 3 lot re-subdivision of property located at Shaw Ferry Road and Town Creek Road, referenced by Tax Map 15, Parcels 95.00, 96.00, and 80.00, Zoned O-1, Office Professional District and R-1, Suburban Residential District, 2<sup>nd</sup> Legislative District. Owner: Independent Healthcare Properties [07-0-11-264-SU-CO]**

Mr. Newman told the Board that this property is actually within the Lenoir City Urban Growth Boundary and belongs on their January agenda. No action taken.

**Agenda Item B: Request consideration of final plat approval of 6 lot subdivision 34 acres of property with Joint Permanent Easement located on Stockton Valley Road, referenced by Tax Map 46, Part of Parcel 4.00, Zoned A-1, Agriculture-Forestry District, 4<sup>th</sup> Legislative District. Owner: Michael Shirley [07-11-259-SU-CO]**

Mr. Newman described the property and location for the Board. He noted the property is part of a 91 acre tract There is 189' of road frontage, and the 5 lots do not include the approximately 23 acres with a pond. There is a home and outbuildings on the remaining part of the 91 acres. He noted the length of the JPE is 1,667', which exceeds the maximum 500' allowable length in the Subdivision Regulations. He also described the new bridge that had been built for access crossing the creek into the property.

Mr. Bill Kennebeck, the surveyor, described the pond and other parameters that governed the division of the property. He noted that if the lots were made 5 acres each, they would take in part of the pond.

Mr. Brown stated he did not remember a variance ever being granted for the length of a JPE since these requirements had been in place. He further stated that once a variance is granted, there will be no way to not grant the next one that is asked for. He cited problems that had been created when the length had exceeded 500' in the former regulation.

Mr. Kennebeck said the property could not be further subdivided and there would be a maintenance agreement for the upkeep of the road.

Mr. Newman said that many times the roads are not maintained, then the property owners petition the county to accept them as roads.

Mr. Kennebeck said that the properties will have homes valued at over \$300,000 and the owners will want to maintain the road.

Mr. Newman stated that every developer does not always have the financial capacity nor do they all carry out commitments. He does not want to see a problem created, therefore he cannot recommend approval. He suggested

including some portion of the pond in the lots and do 5 acre tracts, placing an easement on the lake portion of each lot. Then the property owners would not have to come before the Board for any approval.

Mr. Lawrence McIntyre stated it is legally safer for them to have the pond on it's own lot, and felt they were keeping the spirit of the 5 acre tracts the way they had arranged this. He stated he was one of the 5 people wanting to build on the property, and there would never be more than 5 lots.

Mr. Brown stated it was not the acreage, it was the length of the variance, and approval of it would set a precedent.

Mr. Newman noted that plat approval was required if the property division involved less than 5 acres.

Mr. McIntyre asked if there was any restriction that could be added to make it more acceptable.

Mr. Newman said not unless they were willing to build the road to public standards or build a private road. He again suggested they consider 5 acre tracts. He recommended plat approval be denied due to the JPE requirements.

Mr. Brown made the motion to deny, Mr. Luttrell seconded, and motion was approved 9-0.

**Agenda Item C: Request consideration of final plat approval of 5 lot subdivision located on Williams Ferry Road, referenced by Tax Map 6, Parcels 113.00, 114.00, 115.00 116.00, & 117.00, Zoned A-2, Rural Residential District, 5<sup>th</sup> Legislative District. Owners: Walter & Virginia Johnson, Edward & Shelly Purdy, Russell & Norma Pullen, William and Patricia Latham [07-11-254-SU(F)-CO]**

Mr. Newman described the property and location for the Board. He noted there are 5 existing lots, and the redivision will leave 5 lots. Two of the lots have no homes, and one of them has a 25' flag to the road which will be relocated. The variance for this was approved at the October meeting by the Board. He recommended approval of the request.

Mr. Brooks made the motion to approve, Mr. Parr seconded, and motion was approved 9-0.

**Agenda Item D: Request consideration of final plat approval of 4 lot subdivision of 6.38 acres of property located on Blue Heron Drive, referenced by Tax Map 28, Parcel 33.00, Zoned R-1, Suburban Residential District, 6<sup>th</sup> Legislative District. Owner: Glen Miller [07-11-251-SU(F)-CO]**

Mr. Newman recommended this item be postponed until more information can be obtained.

Mr. Brooks made the motion to postpone, Mr. Henderson seconded, and motion was approved 9-0.

**Agenda Item E: Request consideration of approval of acceptance of the following roads into the Loudon County Road System: James Ridge Road and Summer Glenn Lane in James Ridge Subdivision, located in the 1<sup>st</sup> Legislative District; Sunset Bluff Drive located in Leeper's Crossing Subdivision, located in the 3<sup>rd</sup> Legislative District; Cheyenne Boulevard, Zane Lane, Hatteras Circle, Britts Drive and Cassidy Court, located in Rockingham Subdivision, 5<sup>th</sup> Legislative District; and Sunset Bluff Drive located in Leeper's Crossing Subdivision, 3<sup>rd</sup> Legislative District.**

Mr. Newman told the Board these roads were in approved subdivisions and the roads are complete. County Commission only accepts roads once a year in January. He recommended approval by the Board to have the Road Commissioner proceed with acceptance.

Mr. Brown made the motion to approve, Mr. Parr seconded, and motion was approved 9-0.

#### **Building Commissioner's Report**

43 permits issued for the month of October with an estimated value of \$5,063,060.00 and fees of \$19,471.00.

With no further comments from the Board of the public, the meeting was adjourned at approximately 7:15 PM.

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Signed

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Dated