

MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

SEPTEMBER 18, 2007

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

Motion to approve the minutes for the August 21, 2007 meeting was made by Mr. McEachern, seconded by Mr. Henderson and approved 10-0.

Agenda Item A: Request consideration of approval of rezoning approximately 144 acres of property located on Highway 411 from M-1, Light Industrial District to A-1, Agriculture-Forestry District, referenced by Tax Map 79, Parcel 124.00 and Tax Map 80, Parcels 79.00 87.00, City of Greenback. Owner: Mike Pope [07-08-176-RZ-CO(GB)]

Mr. Pope was present.

Mr. Newman noted for the Board that the actual property amount was 120 acres, as it involves two parcels. Mr. Pope also would like to add Parcel 79.00 of Map 80 to the request, which will bring the request to 144 acres. The property was Zoned M-1 when Zoning was Greenback adopted Zoning. The property has been used agriculturally for quite some time. He recommended approval of the request.

Mr. Brooks made the motion to recommend A-1 Zoning to Greenback City Council, Mr. McEachern seconded, and motion was approved 10-0.

Agenda Item B: Request consideration of approval of rezoning approximately 1 acre of property located at 1100 Calhoun Drive from R-1, Suburban Residential District to C-2, General Commercial District, referenced by Tax Map 70-L, Group J, Parcel 1.00, City of Greenback. Owner: Walter Stinnett [07-08-182-RZ-CO(GB)]

Mr. Stinnett was present.

Mr. Newman described the property and location for the Board. He noted the property had originally been a Masonic Lodge, and has been vacant for some time. When Mr. Stinnett applied for the rezoning a day care had been interested in renting the building, but those plans have now changed. He noted that the City of Greenback does not desire commercial zoning on highway 95 out to 411, as they do not wish this to become a commercial corridor. He recommended P-1, Office-Professional Zoning, which would allow offices or day cares.

Mr. Wayne Bradley, an adjoining property owner, asked what the property could be used for with that zoning.

Mr. Newman said it could be any type of doctor office, a school related business, or a meeting hall, but would not involve a more extensive retail use.

Mr. McEachern made the motion to recommend the P-1 zoning to Greenback City Council, Mr. Brooks seconded, and motion was approved 10-0.

Agenda Item C: Request consideration of preliminary plat approval for a 35 lot subdivision of 204.12 acres located on Fairview Road, referenced by Tax Map 43, Parcels 2.00 & 4.00, Zoned A-2, Rural Residential District, 3rd Legislative District. Applicant: Fulghum, MacIndoe & Associates [07-07-164-SU(P)-CO]

Mr. Faud Reveiz and Mr. Doug Berry were present for this item.

Mr. Newman described the property and location for the Board, noting that the property is at the end of Fairview Road and adjoins Rarity Pointe. The property is zoned A-2, which requires a minimum of 1 acre lots, this development is proposing lots of 5 acres or more. Fairview Road is 24' wide, with smaller, various widths along it, but at its minimum point it is still at least 18' wide.

Mr. Reveiz stated this would be an estate lot development and an equestrian community. It will be rural, gated, and they planned not to have curbed and guttered streets to allow minimal disruption to the property.

Mr. Berry said they planned to follow the contours of the property with the road and the developers desired to respect the beautiful setting of the property. They also wanted minimum impact to the area on the lots and would not allow clear-cutting of wooded areas. They also planned to utilize an open swale drainage system instead of piping stormwater to the edge of the property. They plan a 22' wide paved road with 3' shoulders and drainage swale.

Ms. Lucille Cardwell, a neighbor, stated she is happy with the proposed development but is concerned with Fairview Road and its blind spots and steep banks and hills. She is concerned about large trucks on the road.

Mr. Reveiz stated their goal is to minimize the impact of the development on the surrounding area.

Mr. Berry said he would talk to Road Commissioner Sean Giles regarding more signage and perhaps some guardrails.

Another neighbor, Ms. Edie Shanahan, stated she felt the posted speed limit was already too high.

Mr. Ron Par stated that he wished more developments coming before the Board looked like this and that the Board would see less PUD's.

Mr. Newman stated that the proposed development would have a private road, gated at the entrance, and a turn-around would be added at the end of Fairview Road. The road will be 22' wide, which the subdivision regulations allow, and the composition of it meets the county specifications. Building it un-curbed requires a variance from the Subdivision Regulations, but the potential stormwater impact would work better to sheet flow the water with these large lots. He did request that the final name be chosen for the development and noted he needed the water service plans.

Mr. Parr made the motion to approve based on Mr. Newman's recommendations, Mr. Luttrell seconded, and motion was approved 10-0.

Agenda Item D: Request consideration of approval of final plat for 3 lot subdivision of 4.153 acres located on Giles Road, referenced by Tax Map 16P, Group A, Parcels 30.00 and 31.00, Zoned R-1, Suburban Residential District, 2nd Legislative District. Owner Howard Fleegeer 07-08-196-SU-CO]

Mr. Reynolds noted that this is a three lot plat which would separate two houses and add an additional lot for a family member. If this is approved there will also be a variance approval required from the BZA for one of the lots.

Mr. McEachern made the motion to approve, Mr. Brown seconded, and motion was approved 10-0.

Agenda Item E: Request consideration of approval of final plat for 5 lot subdivision of approximately 8 acres located on Kirkland Street, referenced by Tax Map 70, Parcel 183.00, Zoned A-1, Agriculture-Forestry District, City of Greenback, Owner: Richard Kirkland [07-03-63-SU-CO(GB)]
Mr. Kirkland was not present.

Mr. Reynolds described the property and location for the Board, noting the road was private but had been accepted by the City of Greenback. The five newly created lots will be along the extension of the new road with a cul-de-sac.

Mr. Newman noted that part of the road is now gravel, but Mayor Peeler has stated he is anticipating Federal funds this year or next year, and they plan to pave at that time. He stated that at this time the plat does not meet the subdivision regulations, and that the owner needed to provide a 50' right of way, with a minimum paved width of 18'.

Mr. Brown stated he did not like the two 90 degree turns that are in the road.

Mr. Reynolds noted that that followed the existing driveways.

Mr. Brooks asked if the City of Greenback could override the decision that this Board makes about the plat.

Mr. Newman said that technically they could not.

Mr. Brown made the motion to accept the plat subject to an 18' wide pavement surface and straighten out the two 90 degree turns in the road. Mr. Parr seconded and motion was approved 10-0.

Building Commissioner's Report

68 permits issued for the month of August with an estimated value of \$7,503,542.00 and fees of \$28,983.00.

With no further comments from the Board or the audience, the meeting was adjourned at approximately 6:15 PM

Signed

Dated