

**MINUTES**  
**LOUDON COUNTY REGIONAL PLANNING COMMISSION**  
**FEBRUARY 21, 2008**

The February meeting of the Loudon County Regional Planning Commission was called to order at 5:30 PM on February 21<sup>st</sup> instead of the 19<sup>th</sup> due to the death of Mr. Henderson. Present were Mr. Harrison, Mr. McEachern, Mr. Ghormley, Ms. Cardwell, Ms. Terry, Ms. McNew, Mr. Brooks and Mr. Luttrell. Mr. Brown was absent.

Mr. Newman introduced Mr. Matthew Lambert, the new Assistant Planner.

Mr. Newman talked of the contributions of Ron Parr & Joe Henderson to the Board and their concern for their communities. Ms. Cardwell, Mr. Luttrell and Mr. Harrison also spoke of them.

Motion to approve the minutes of the January 15, 2008 meeting was made by Mr. Brooks, seconded by Mr. McEachern and approved 8-0.

**Agenda Item A: Request consideration of approval of rezoning approximately 6.38 acres of property located on Blue Herron Drive, from A-2, Rural Residential District to R-1, Suburban Residential District, referenced by Tax Map 28, part of Parcel 33.00, 6<sup>th</sup> Legislative District. Owner: Glenn Miller [08-01-20-RZ-CO]**

Mr. Newman described the property and location for the Board. He noted the owner lives in Colorado, and he plans to divide the 6.38 acres into 4 lots, and the rezoning needs to be completed before the submittal of the plat. He recommended approval as the request is consistent with the land use plan.

Mr. Bill Nix stated he is working with Mr. Miller to restrict this property the same as Millers Landing.

Mr. Luttrell made the motion to approve, Mr. Ghormley seconded, and motion was approved 8-0.

**Agenda Item B: Request consideration of approval of lot frontage variance of 38' (from 75' to 37') on Lots 2 and 3 on property located at 1181 Morton Road, referenced by Tax Map 11, Parcel 278.00, Zoned R-1, Suburban Residential District. Owner: Fredrick Walker and Sheila Finch [08-01-05-SU-CO]**

Mr. Walker was present.

Mr. Newman noted that a 2 lot plat had been submitted by the owner in 2005, but had never been recorded. This request requires a road frontage variance from the Board He recommended to deny the plat as presently submitted. He described the property, location, the required variances and proposed division into three lots

for the Board. The frontage on the proposed lots does not conform to the Subdivision Regulations. He recommended the request be denied as presently submitted.

Mr. Walker said he wanted to divide the property to be able to have his mother and his wife's mother behind their house. He said the surveyor told him this would be the only way to do it.

Mr. McEachern made the motion to deny, Mr. Luttrell seconded and motion to deny was approved 8-0.

**Agenda Item C: Request consideration to approve the addition of two (2) lots on existing Joint Permanent Easement (Manner's Way) approved in 2003, and to approve a lot frontage variance of 49' (from 75' to 26') for Tract 2, located off Paw Paw Plains Road, referenced by Tax Map 9, Parcel 122.00, Zoned A-2, Rural Residential District. Owner: Craig Manners [08-01-15-SU-CO]**

Mr. Newman described the property and location for the Board, and the previous 5 lot subdivision which was combined back into one parcel. This would add a 16 acre parcel to the existing JPE and this 16 acres was not part of the original JPE. He recommended approval of the plat.

Mr. McEachern made the motion to approve, Mr. Brooks seconded, and motion was approved 5-0.

**Agenda Item D: Request consideration of approval of road name change from Grape Tree Court to Kimerson Court, located in Avalon Subdivision in the 5th Legislative District. Applicant: Stanley Kimmett [08-01-22-TR-CO]**

Mr. Kimmett was present.

Mr. Newman explained that there are only 4 lots on this street, and Mr. Kimmett and his daughter have the only two residences on the street. The 911 Board and the Road Commissioner are aware of and approve the request.

Mr. Newman recommended approval.

Mr. McEachern made the motion to approve, Ms. McNew seconded, and motion was approved 8-0.

**Agenda Item E: Request consideration to release of letter of credit in the amount of \$55,000.00 for completion of turn lane on Hwy 11 at Garnet Hill subdivision and Meadow Walk Villas [07-01-19-SU-CO]**

Mr. Newman recommended approval of the request to release the letter of credit.

Mr. Brooks made the motion to approve the release, Ms. Cardwell seconded, and motion was approved 8-0.

**Agenda Item F: Request consideration to reduction of letter of credit from \$255,000.00 to \$45,100 for remaining improvements to Garnet Hill subdivision located on Highway 11 [07-01-19-SU-CO]**

Mr. Newman told the Board there is still some work to be completed, which the \$45,100 will cover. He recommended reduction of the amount of the letter of credit.

Mr. Ghormley made the motion to approve, Mr. Luttrell seconded, and motion was approved 8-0.

**Agenda Item G: Request consideration to release of letter of credit in the amount of \$200,000 for Meadow Walk Villas, Phase I, located on Highway 11 [05-07-184-SU(F)-CO]**

Mr. Newman recommended reduction of the amount of the letter of credit to \$50,000 to cover the remaining work needed.

Mr. McEachern made the motion to reduce the amount of the letter of credit, Ms. Cardwell seconded, and motion was approved 8-0.

**Agenda Item H: Discuss scheduling workshop for further discussion of amendment for Conservation Design Overlay District.**

Mr. Newman requested a workshop date for discussion of the Conservation Design Overlay District. After discussion among board members, it was decided to hold a workshop at 4:30, April 15, immediately prior to the Planning Commission meeting.

**Building Commissioner's Report**

55 permits issued for the month of January with an estimated value of \$6,330,813.00 and fees of \$24,046.00.

With no additional comments from the Board or the audience, the meeting was adjourned at 6 PM

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Signed

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Dated