

MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

September 21, 2010

The September meeting of the Loudon County Regional Planning Commission was called to order at 5:30 p.m. Present were Mr. Brown, Mr. McEachern, Mr. Luttrell, Mr. Hale, Ms. Cardwell, Ms. Terry, Mr. Napier, Ms. Ross, and Mr. Bright. Absent were Mr. Brooks and Ms. McNew.

Motion to approve the minutes as corrected for the August 17, 2010 meeting was made by Mr. Luttrell, seconded by Mr. McEachern, and approved 9-0.

Agenda Item A: Request rezoning of approximately 30.6 acres from R-1 (Suburban Residential) to R-1/PUD (Suburban Residential with a Planned Unit Development Overlay) for 2.6 units per acre. Referenced by: Tax Map 10, Parcel 253.00, located 5539 Town Creek Road E., 5th Legislative District. Owner: William Farnham. [10-08-65-RZ-CO]

Mr. Newman stated that the applicant had contacted the office today to postpone the request until next month. He said that the reason for the postponement was that the concept plan they put together to submit with the rezoning request doesn't comply with the minimum requirements for the PUD. He stated they needed time to revise this.

The Commission voted 9-0 to postpone request for rezoning for 30 days.

Agenda Item B: Request final plat approval of The Fields at Pine Grove, Phase I, consisting of 10 lots on 42.49 acres, located on Pine Grove-Providence Road and Estes Road. Referenced on Tax Map 18, part of Parcel 52.01. Zoned A-1 (Agriculture-Forestry) Owner: C&S Partnership [10-08-64-SU-CO(F)]

Mr. Sharp was present with Mr. Chris Sharp, the engineer.

Mr. Newman made corrections on the agenda request stating that the total acreage was 42.49 acres and the property was zoned A-1 instead of A-2.

Mr. Newman stated that all the lots front either on Pine Grove-Providence Road and Estes Road. He said there were no road improvements that are being done. He stated there were some utility extensions that were completed to provide water service to the lots on Estes Road. He said that the plat submitted had some minor corrections to be made. He stated that subject to those corrections being made and all the certifications being signed, he recommended to approve the final plat.

Mr. McEachern made the motion to approve the final plat of Phase I of The Fields at Pine Grove, second was made by Mr. Luttrell. Motion carried 9-0.

Agenda Item C: Request final plat approval of a 4 lot subdivision, consisting of 5.26 acres located on Old Highway 95 and Ellis Drive. Referenced on Tax Map 15, Parcel 5.01 and Tax Map 15A, Group C, Parcel(s) 19.00 and 25.00. Zoned R-1 (Suburban Residential). Owner: James Weaver [10-08-58-SU-CO]

Mr. Weaver was present.

Mr. Newman made corrections on the acreage stating it was actually 5.26 acres. He explained the location of this property. He stated that there is one existing home on the property. He said that each of the lots were one acre or more. He stated that the front part of the property is low, and there is a large drainage area that goes through it. He said that the utilities that were available were electric, water, and sewer. He stated that if sewer wasn't available that the lots were large enough for septic systems.

Mr. Newman stated that he recommended approving the plat. He said that 911 address for each of the lots needed to be added to the plat and all certifications needed to be signed.

Mr. Hale asked if lots 1, 3, and 4 would come out of that one drive.

Mr. Newman said that what they planned. He stated that each lot had about 150' frontage on a road, and they could use a separate access on each lot. He said they planned to have a circular drive that each of the lots could then access their own property coming back to the single entrance on Hwy. 95.

Mr. McEachern made the motion to approve the subdivision, second was made by Ms. Terry. Motion carried 9-0.

Planning and Codes Department Building Activity Report: Mr. Newman gave the August, 2010 report.

County Commission Action on Planning Commission recommendations: There were none.

Additional Public Comment: Mr. Fowler asked to be placed on the agenda.

Mr. McEachern made the motion to add request to the agenda, second was made by Ms. Ross. Motion carried 7-2 with Mr. Luttrell and Ms. Terry opposing.

Mr. Fowler stated that the property needed to be re-subdivided due to Ms. Stephens trying to refinance the property. He said that the bank had an issue with the two dwellings being on the same property. He stated that they needed to move some interior property lines to include one of the homes on a separate lot by itself. He said that the external property lines would stay the same.

Mr. Newman stated that this would be a request to approve a 2-lot plat that involves moving an interior property line. He said there is a variance from a platting standpoint that needs to be

approved as part of the approval. He stated that the existing lot only has a 25 feet road frontage which they don't plan to change. He said that the zoning regulation requires 75 feet road frontage. He stated that this would be part of the approval as well.

Mr. McEachern made the motion to approve the request, second was made by Mr. Napier.

Mr. Brown asked Mr. Newman if this needed to come to the Planning Office for review.

Mr. Newman said that they needed to submit the plat and get the signatures that are required on it with an application filled out.

Mr. Brown asked for an amendment to the motion adding this.

Mr. McEachern amended his motion that they needed to submit the plat with an application and get required signatures, Mr. Napier seconded this amendment. Motion carried 9-0.

Mr. Brown requested area maps that located the property in their packages. He stated that these maps were very helpful. All the Commission agreed.

Mr. Newman stated that this can be done.

Ms. Ross asked Mr. Newman if he had heard any more from TPO about their plan.

Mr. Newman said that he had not gotten a final report. He stated that he would contact them about getting a final report.

With no further questions or comments, motion was made to adjourn by Mr. McEachern, second by Ms. Cardwell. Motion to adjourn carried 9-0. Meeting was adjourned approximately at 6:00 p.m.

Signed

Date