

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

OCTOBER 2, 2007

The October meeting of the Lenoir City Regional Planning Commission was called to order at 6:25 PM. Present were Mr. Ghormley, Mr. Lingenfelter, Mr. Simpson, Mr. Wilkerson, Ms. Ross and Mr. Grindstaff. Absent was Ms. Watson.

Motion to approve the minutes for the September 4, 2007 meeting was made by Ms. Ross, seconded by Mr. Wilkerson and approved 6-0.

Agenda Item A: Request consideration of extension of approval for 134 lot Emily's Landing development located of Hwy 321 at Allen Shore Drive, consisting of 55 condominium units on 17.79 acres of property, referenced by Tax Map 27, Parcel 17.00, Zoned R-1/PUD, Suburban Residential District with Planned Unit Development Overlay of 4.0 units per acre, and 79 lots on 54.73 acres of property referenced by Tax Map 27, Parcels 25.00 & 27.00, Zoned R-1/PUD, Suburban Residential District with planned Unit Development Overlay of 1.7 units per acre, 3rd Legislative District. Owner: Donald and Joyce Leo [06-08-190-SU(P)-CO(LEPR)]

Mr. & Mrs. Leo were present.

Mr. Newman described the property, location and project for the Board, noting that it had been a year since the approval of the preliminary plat, and the Leo's would like to request a 12 month extension of their approval.

Mr. Grindstaff made the motion to approve, Mr. Simpson seconded, and motion was approved 6-0.

Agenda Item B: Request consideration of approval of 6 lot subdivision, The Market at Town Creek, referenced by Tax Map 15, Parcel 200.01, Zoned C-3, Highway Commercial District. Owner: Mimms Development [07-08-193-SU(F)-LE]

Mr. Kevin Sullivan was present for the owner.

Mr. Newman described the property and location for the Board, noting this was part of the Dr. Overholt project on Hwy 321 at Town Creek Road. This is a 53 acre tract being divided into 6 parcels. The outparcels will have access on the frontage road.

Mr. Sullivan noted there were some internal changes that would need to be made.

Mr. Newman made the recommendation to approve subject to revisions that had been submitted to the engineer and a letter of credit for the public improvements.

Mr. Simpson questioned the work on Town Creek Road and Mr. Sullivan said it was proceeding.

Mr. Wilkerson made the motion to approve, Ms. Ross seconded, and motion was approved 6-0.

Additional Board Comments

Mr. Simpson said that the Highway 321 Corridor study should be completed and the City is waiting for answers from the State. Money is in place through the State to make Highway 321 improvements.

Mr. Newman also brought up the turn lane that is to be built for Harrison Glen. He stated the developer is ready to build it, but in light of the future improvements to Harrison Road he suggested this money be placed in escrow for the city to use for the turn lane when the improvements are made. There were no objections from the Board members.

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

Signed

Dated