

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

DECEMBER 4, 2007

The December meeting of the Lenoir City Regional Planning Commission was called to order immediately following the Board of Zoning Appeals meeting. Present were Mr. Ghormley, Ms. Watson, Mr. Lingenfelter, Mr. Simpson, Mr. Wilkerson, Ms. Ross and Mr. Grindstaff.

Motion to approve the minutes of the November 6, 2007 meeting was made by Ms. Ross, seconded by Ms. Watson and approved 7-0.

Agenda Item A: Request consideration of approval of preliminary plat for The Villas at Blakeley Park, located on the south side of Beals Chapel Road, Zoned R-1/PUD 3.0 referenced by Tax Map 16, Parcel 377.00 and part of Parcel 234.00. Owner: Collins & Shuler [07-10-232-RZ-LE]

Mr. Richard Lemay and Mr. Benjy Shular were present.

Mr. Newman gave a brief recap of the rezonings that had taken place on the property, and noted that a preliminary plat had been approved for one section of the property, but the developers had purchased an adjoining property which doubled the size of the development. The original plan had 52 units, which with adding the 16 acres is now 106 units. This actually works out to 2.4 units per acre and not the three the property has been approved for. This is the reason for revising the preliminary plat. The road access was also revised which will result in less grading. He also explained the detention and drainage areas, and noted the plan does meet the requirements of the subdivision regulations. These units will be condominiums with common ownership of the land.

Ms. Ross made the motion to approve subject to the revisions that have been submitted to the engineer, Ms. Watson seconded, and motion was approved 7-0.

Agenda Item B: Consideration of revision to approved preliminary plat for Water's Edge Condos to move internal private road 30' to the west to allow for better building sites for condo units 11-24, referenced by Tax Map 26, Parcel 58.00, 2nd Legislative District. Owner: Johnson/Roderiques [07-11-260-SP-LE]

Mr. Shawn Roderiques and Mr. Chris Johnson were present.

Mr. Roderiques said they had been able to acquire the adjoining property, and they wanted to move their internal road about 30', which will enable them to grade on it and cut the slope of the internal road, and move the units away from the bluff. He stated it would be better for both them and the city.

Mr. Newman recommended approval of the revision.

Mr. Lingenfelter made the motion to approve, Ms. Watson seconded, and motion was approved 7-0.

Agenda Item C: Discussion of proposed amendments to Lenoir City Zoning Ordinance, Section 11-615, Storm Water Control Standards – Staff

Mr. Newman passed out proposed revisions to the Stormwater Ordinance to the Board members. He stated that there will be further proposals in 2008. These are not in ordinance form at this time so they will be easier to read and understand. This is part of the MS4 Clean Water Act regarding stormwater runoff, water quality and public education.

- 1. All catch basins shall be labeled with the following environmental message: “No Dumping: Drains to River” use of a graphic environmental symbol like a fish should be integrated with the message. (This amendment should be added to the end of subsection D. 3.)**

He said this would require new subdivisions have the message in the drains themselves where they could be seen by the public. He has also had discussions with Streets Superintendent J J Cox about adding these to existing grates via stencils and paint on the roadways.

- 2. All storm water design plans shall include best management practices (BMPs) designed to improve water quality being released from the site. Design plans shall identify the water quality improvement design features included and the expected reduction in pollutants being released from the site. (This amendment should be added to the end of subsection F.)**

It is not presently a requirement for water quality to be a consideration when leaving a detention basin. This will require best management practices be considered and be incorporated into design in new developments.

In 2008, he will bring a Stream Buffer Policy before the Board for approval and addition to the ordinance requiring a minimum setback of disturbed area around a stream to keep the natural vegetation in place.

Ms. Watson made the motion to approve recommendation of these to City Council, Ms. Ross seconded, and motion was approved 7-0.

With no further business, the meeting was adjourned at approximately 7:15 PM

Signed

Dated