

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

FEBRUARY 6, 2007

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

Motion to approve the minutes of the January 2, 2007 meeting was made by Mr. Simpson, seconded by Mr. Lingenfelter and approved 7-0.

Agenda Item A: Request consideration of final plat approval of 3 lot subdivision re-plat for property located on Bethel Drive, referenced by Tax Map 15L, Group B, Parcels 37.00 & 21.00, Zoned R-4, Residential District. Owner: Habitat for Humanity [07-01-07-SU-LE]

Ms. Shauna Oden was present for Habitat for Humanity.

Mr. Newman explained the property and location for the Board, and noted they applicant was taking two lots and making three lots. He recommended approval of the request.

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

Agenda Item B: Request consideration of approval of revised preliminary plat Water's Edge Development, a 30 unit condominium development, on 13.29 acres of property on Riverview Drive with access provided from Industrial Park Blvd., referenced by Tax Map 26, Parcel 58.00, Zoned R-2, Medium Density Residential District. Owner: Water's Edge Development [07-01-16-SP-LE]

Mr. Shawn Roderiques was present.

Mr. Newman explained the property and location for the Board, noting that the preliminary plat had been approved on the condition the developer acquire an entry right-of-way from Industrial Park Blvd. and did not access the property from Riverview Drive. The developer has come back with a plan showing his right-of-way from Industrial Park Blvd, and has contracts on the right-of-way properties at this point.

Ms. JoAnn Turner questioned burning on the property and Mr. Roderiques said he would work with the city. She also asked about blasting and he said he did not have an answer for her until they saw what was on the property. She also asked to see the easements on paper, and was told that is the drawing that was being displayed for the Board.

Ms. Pat Hunter asked how many units there would be and if they conformed with lot requirements. She was told 30 units, and since they were condominiums they would all be on one lot. She also asked about green space and Mr. Roderiques said there was excess land that was not being used.

Mr. Simpson stated he felt that Mr. Roderiques had done what the board had asked of him and made the motion to approve, Ms. Watson seconded, and motion was approved 7-0.

With no further business, the meeting was adjourned at approximately 8:00 PM

Signed

Dated