

AGENDA

LENOIR CITY REGIONAL PLANNING COMMISSION

MAY 1, 2007

The May meeting of the Lenoir City Regional planning Commission was called to order immediately following the BZA meeting. Present were Mr. Simpson, Mr. Wilkerson, Ms. Watson, Ms. Ross and Mr. Ghormley. Absent were Mr. Harris and Mr. Lingenfelter. Mr. Simpson chaired the meeting.

Motion to approve the minutes for the April 3, 2007 meeting was made by Mr. Ghormley, seconded by Mr. Wilkerson and approved 5-0.

Agenda Item A: Request consideration of approval of rezoning approximately 2.94 acres of property located at 103 Robinson Drive from R-1, Suburban Residential District to C-2, General Commercial District, referenced by Tax Map 15M, Group A, Parcel 4.00, 2nd Legislative District. Owner: William & Joy McGinnis [07-04-79-RZ-CO(LEPR)]

Mr. & Mrs. McGinnis were present, along with Mr. Andrew Catrello, their real estate agent.

Mr. Newman described the property and location for the Board. He noted the property is currently zoned R-1. The property has a substantial amount of frontage on Highway 11. The Land Use Plan does support commercial use of this property. He recommended approval of the request.

Ms. Ross made the motion to approve, Mr. Wilkerson seconded, and motion was approved 5-0.

Agenda Item B: Request consideration of approval of preliminary plat for 52 unit condominium development on 23.5 acres of property, The Villas at Blakeley Park, located on Beals Chapel Road, referenced by Tax Map 16, Parcel 234.00, Zoned R1/PUD, Suburban Residential District with Planned Unit Development Overlay of 3.0 units/acre, 6th Legislative District. Owner: James R. White [07-04-67-SU(P)-CO(LEPR)]

Mr. Newman described the property, location, and project for the Board. He noted the acreage shown on the plan would need adjusted to include more of the golf course property to have sufficient acreage for the proposed number of units, there is a road grade variance of 12% that will need to be approved by the Board, and also noted that there were other revisions that had been mailed to the engineer that would be needed. He recommended approval based on those contingencies.

Mr. Wilkerson made the motion to approve based on Mr. Newman's contingencies, Ms. Ross seconded, and motion was approved 5-0.

Agenda Item C: Request consideration of approval of amendment to Lenoir City Floodplain Ordinance [06-10-218-RGZ-LE]

Mr. Newman told the Board that this amendment concerns the date of the approved maps that is referenced in the Floodplain Ordinance.

Mr. Wilkerson made the motion to approve, Mr. Ghormley seconded, and motion was approved 5-0.

Agenda Item D: Discuss zoning ordinance amendments concerning electronic message board signs – Mike Reynolds, Assistant Planner

Mr. Reynolds reviewed information that had been provided to the Board regarding Electronic Message Boards (attached in minute book.)

Agenda Item E: View Quality Growth Conference video about regional development in East Tennessee

Video was not viewed due to absence of three members and time constraints.

Announcements and/or comments from the Board/Commission

Signed

Dated