

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

SEPTEMBER 4, 2007

The September meeting of the Lenoir City Regional Planning Commission was called to order at immediately following the BZA meeting. 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 August 7, 2007 meeting was made by Mr. Lingenfelter, seconded by Mr. Wilkerson and approved 6-0.

Agenda Item A: Request consideration of approval of release of Letters of Credit in the amounts of \$170,000 for electric, water and sewer; and \$221,000 for grading, drainage and paving for Harrison Glen, Unit 1. Owners: Mallard Bay Properties

Mr. Newman explained that the work in Phase I was complete, and letters of credit are still being held for Phase II and Phase III. He recommended release.

Mr. Simpson questioned the berm that is supposed to be installed along Harrison Road and Mr. Newman said that is part of Phase III and a letter of credit is still being held for that.

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

Agenda Item B: Request consideration of approval of final plat of 38 lots on 11.42 acres in Oak Hills, Phase 2, located on Browder Hollow Road, referenced by Tax Map 20-P, Group A, Parcels 8.0 and 8.01, Zoned R-2, Medium Density Residential District. Owner: Oak Hills, LLC [07-06-136-SU(F)-LE]

Mr. Richards was present.

Mr. Newman described the property and location for the Board, noting the preliminary plat was approved in December 2004. The preliminary plat showed 126 lots, and Phase II contains 38 lots. The grading, road base, binder and utilities are finished. There is no wearing surface down yet, and the backfilling and seeding of the right of way is yet to be done. Street lights also need to be installed. He recommended a \$60,000 letter of credit to cover these items unless Mr. Richards had bids for the work, and in that case it would be the bid plus 10%. There are also plat revisions needed from the surveyor. He also recommended that the temporary cul-de-sacs be graded and graveled for a turnaround.

Mr. Richards told the Board that the entire project will now be 118 lots instead of the 126.

Mr. Newman also noted that erosion control needed to be added around the catch basin to prevent sediment from entering them.

Mr. Simpson made the motion to approve with Mr. Newman's recommendation, Mr. Wilkerson seconded, and motion was approved 6-0.

Announcements and/or Comments from the Board/Commission

None

Other Comments

City Manager Dale Hurst passed out copies of the Ethics Ordinance that had been approved by City Council.

With no further business, the meeting was adjourned at approximately 7:30 PM

Signed

Dated