

## MINUTES

### LENOIR CITY REGIONAL PLANNING COMMISSION

MARCH 4, 2008

The March meeting of the Lenoir City Regional Planning Commission was called to order immediately following the BZA meeting. Present were Mr. Ghormley, Mr. Lingenfelter, Ms. Ross, Mr. White, Ms. Watson. Absent were Mr. Simpson, Mr. Wilkerson and Ms. Dunn.

Motion to approve the minutes of the February 5, 2008 meeting was made by Mr. Lingenfelter, seconded by Ms. Ross and approved 5-0.

**Agenda Item A: Request consideration of approval of rezoning approximately 128.34 of 267.13 total acres, formerly known as the Eldridge property, located at Town Creek Road, being situated in the 2nd Legislative District, referenced by Tax Map 15, part of Parcel 200.00, as follows: 2.09 acres from R-3, High Density Residential District to C-1, Neighborhood Business District; 23.86 acres from R-3, High Density Residential District to C-3, Highway Commercial District; 13.09 acres from C-1, Neighborhood Business District to C-3, Highway Commercial District; 14.13 acres from C-1, Neighborhood Business District to R-3, High Density Residential District; 47.78 acres from C-3, Highway Commercial District to O-1, Office-Professional District; 27.39 acres from O-1, Office Professional District to C-3, Highway Commercial District. Owner: Tetra Investments [08-01-16-RZ-LE]**

Mr. Harold Cannon of Cannon and Cannon Engineers was present for the applicant.

Mr. Newman noted for the Board that when the property was annexed there were no fixed commitments for use of the property so the zoning plan was the best guess at that time. Now that the developers have a better idea of the property uses, they have filed a zoning modification plan.

Mr. Cannon said that since the original plan was submitted, they have decided to change some of O-1, planned office-medical area to develop it as C-3, and decided to take some of the C-3 and change it to office-medical and add some senior living areas. He showed a new layout of the property and noted it would be similar to the Pinnacle at Turkey Creek with more parking area. The original zoning followed the interior roads. They have had some interest from grocery stores and one big box retailer, which he was not at liberty to disclose at this time.

Ms. Ross questioned the wetland area, and Mr. Cannon pointed out where the area was and that it would not be disturbed.

Mr. Newman expressed concern that the road plan was different from what was originally approved. He stated that any change to the conceptual master plan would need to be reviewed and approved by this Board. He could not recommend the entire rezoning request as submitted because there is not sufficient information to support a change at

this time. If they have specific uses at this point, the Planning Commission could more effectively react to these requests with information or concept development plans.

After further discussion of the areas of immediate concern, Mr. Cannon revised the request to 19.28 acres from R-3, High Density Residential District to C-3, Highway Commercial District; 47.78 acres from C-3, Highway Commercial District to O-1, Office-Professional District; and 22.00 acres from O-1, Office Professional District to C-3, Highway Commercial District. He asked the Board if they felt this change would head the development in the direction they wanted to see. They can come back later with further requests and with any proposed road alignment changes.

Ms. Watson made the motion to approve the rezoning as modified by Mr. Cannon, Mr. White seconded, and motion was approved 5-0.

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Dated