

## MINUTES

### LENOIR CITY REGIONAL PLANNING COMMISSION

MAY 6, 2008

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

Motion to approve the minutes of the April 1, 2008 meeting was made by Ms. Watson, seconded by Ms. Dunn and approved 7-0.

**Agenda Item A: Request consideration of approval of 3 lot subdivision of property located at 956 Highway 321 and Town Creek Road, referenced by Tax Map 15, Parcel 73.00, Zoned C-3, Highway Commercial District. Owner: RK Properties [08-04-91-SU-LE]**

Mr. Newman told the Board the owner had called him and was having a problem getting to the meeting.

Mr. Lambert told the Board this property is a former mobile home sales site, next to the ATV sales location on Hwy 321. All three lots will share a single access from Hwy 321. Lot 3 will also have access to Town Creek Road. There will not be a Hwy 321 median cut, but the drive will be a right in, right out only. Mr. Newman recommended approval.

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

**Agenda Item B: Consideration of approval of revision to Section 11-414, Lenoir City Zoning Ordinance, HZ, Historical Overlay District, Section 1, procedures for issuance and enforcement of Certificate of Appropriateness for HZ Historic Zoning District. – Staff**

Ms. Johnson stated she would like the addition of her being able to issue a building permit if there is an addition to the rear or if the work is minor.

Mr. Newman added that would be on the condition the change and materials were consistent with the city's adopted design guidelines.

Ms. Johnson said she was comfortable taking on that responsibility, and if there was a problem she could issue a stop work order and bring the item before the Board.

Mr. Newman said the Planning Office would change the draft ordinance amendment and bring the item back before the Board in June.

**Agenda Item C: Discussion of revisions to current Building Code – Leslie Johnson**

Ms. Johnson told the Board the state is updating to a more stringent building code, and the Lenoir City codes have not been updated since 1999. This change will bump up the codes Lenoir City uses to the 2006 INC construction codes. These codes even cover routine maintenance issues and building code standards for existing structures. She just wanted to give this board information on what the city planned to do.

**Agenda Item D: Discussion of Site Plan Review by RPC – Leslie Johnson**

Ms. Johnson told the Board she felt they should approve site plans due to increased commercial development and how site plans are related to the rezoning and subdivision of properties.

Mr. Newman said that for the Board to have a legal right to review it would require an amendment to the Zoning Ordinance. At this time the Board only reviews any subdivision of properties and their review for approval would cover items such as access and parking, which at this time are handled with in-house review. He felt it would be good for the Board to review site plan and said he would prepare an ordinance for review at the June meeting. It was also suggested it be limited to new, freestanding buildings or additions of 1000 square feet or more.

With no additional comments from the Board or the audience, the meeting was adjourned at approximately 7:10 PM.

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Signed

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Dated