

## MINUTES

### LENOIR CITY REGIONAL PLANNING COMMISSION

JUNE 3, 2008

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

Motion to approve the minutes for the May 6, 2008 meeting was made by Ms. Watson, seconded by Mr. White, and approved 7-0.

**Agenda Item A: Request consideration of approval of rezoning approximately 1.4 acres of property located on the North-East corner of Hwy 70 and Creekwood Blvd., from R-4, Residential District to O-1, Office Professional District, referenced by Tax Map 10, part of Parcel 168.00, 5<sup>th</sup> Legislative District. Owner: Tony Hale [08-05-128-SP-LE]**

Mr. Ed Loy and Mr. Tony Hale were present.

Mr. Newman described the property, location, and zoning for the Board. He noted the current zoning that is in place for this part of the parcel is residential, with the bulk of the property in the rest of the development being zoned commercial.

Mr. Loy told the Board there is a bank that wants to purchase the corner of property being discussed, which is why the O-1 zoning is being requested.

Mr. Newman told the Board that so far, the commercial development on Hwy 70 has been restricted to the Eaton's Crossroads area. Commercial zoning on the west side of this intersection was approved with the annexation. The O-1 zoning requested would allow for limited retail or a financial institution.

Mr. Loy said there is still a residential buffer in the Creekwood development that would allow for residential between the development and Rockingham.

Mr. Wilkerson asked if the planned entrance would be from Creekwood Boulevard or from Hwy 70.

Mr. Loy said that would be answered when the site plan was submitted. They are considering a right-in, right-out only from Hwy 70.

Mr. Newman recommended approval of the rezoning.

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

Mr. Newman told Mr. Loy a road plan needs to come before the Board before any further rezoning or site plan requests so the Board could see items in the context of the entire development.

**Agenda Item B: Review conceptual plan and grading plan for approximately 18 acres of commercial property at Emily's Landing located at Hwy 321 at Allen Shore Drive, referenced by Tax Map 27, Parcel 17.00. Owner: Chester Franklin [08-04-111-GR-CO(LEPR)]**

Mr. Franklin was present. Mr. Newman described the property and location for the Board. The property is within the Urban Growth Area of Lenoir City. The current owner is involved with the site work at this time. The rezoning was approved with commercial zoning on the Hwy 321 portion of the property and residential on the rest of it. The previous owners sold the property to Mr. Franklin, and when the preliminary plat was submitted and approved, there were no plans included for the commercial property. Staff approval is all that is required for a grading permit, but he wanted the Board to see and discuss the concept plan for the commercial portion of the property. He displayed the concept plan for the Board, noting a couple of conflicts with the original restrictions placed on the property at the time it was rezoned. Restrictions involved have no single retail user of over 25,000 SF, and there is a grocery store shown as 34,000 SF on the plan. There was also to be no convenience type store or fuel in the commercial area. The development is supposed to be pedestrian accessible, and the parking lot in the center does not work with that part of the plan. Mr. Franklin can come back to the Board and Commission for a review of the plan, since that is where the restrictions were imposed. For example, if all the neighbors want a grocery store, and size is an issue, the plan could come back to the Board and County Commission. Tonight's item is just a review of the concept plan, there is no formal approval required, but he wants Mr. Franklin to be aware for future consistency with approved plans.

Mr. Franklin said that at this time he is just leveling the property and making it presentable.

A neighbor questioned Mr. Franklin having access to the plan, since the original plan had a greenway area left between the commercial and residential. This was what was agreed upon with the residents and this has not been done.

Mr. Franklin asked about a grading permit and Mr. Newman said it would be issued this week.

**Agenda Item C: Request consideration of approval of release of letter of credit in the amount of \$100,000 for construction of left turn lane on Harrison Road for Allenbrook subdivision. [03-10-249-SU(F)-LE]**

Mr. Newman told the Board that the turn lane from Harrison Road into Allenbrook has been completed. He recommended release of the letter of credit.

Mr. Wilkerson made the motion to approve, Mr. Lingenfelter seconded, and motion was approved 7-0.

**Agenda Item D: 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 [08-04-110-RGZ-LE]**

Mr. Newman told the Board this is the same Ordinance they reviewed last month, but with the addition of allowing the Codes Enforcement Officer to be able to issue building permits for minor work.

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

**Agenda Item E: Consideration of approval of amendment to Section 11-312, Lenoir City Zoning Ordinance, Site Plan Review, requiring site plan approval by the Regional Planning Commission [08-05-144-RGZ-LE]**

Mr. Newman told the Board this change would bring site plans before the Board if they were over 1000 SF in building size. This will allow for their review at the beginning of the development process.

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

**Mr. Tony Hale asked that the release of the Letter of Credit for Carrington be considered.**

Mr. Wilkerson made the motion to add this item to the agenda. Mr. Thomas seconded, and motion was approved 7-0.

Mr. Hale told the Board everything required was in place and asked if the letter of credit could be released on the condition it was inspected and approved by Mr. Newman and the Streets Superintendent.

Mr. Wilkerson made the motion to release the letter of credit based on inspection and approval by Mr. Newman and Mr. Cox. Mr. Lingenfelter seconded, and motion was approved 7-0.

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

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Signed

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Dated