

MINUTES

LENOIR CITY REGIONAL PLANNING COMMISSION

FEBRUARY 5, 2008

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

Motion to approve the minutes of the January 8, 2008 meeting was made by Mr. Wilkerson, seconded by Ms. Ross and approved 6-0 with Mr. Simpson abstaining due to his absence from the January meeting.

Agenda Item A: Request consideration of approval of rezoning approximately 3.42 acres of property located on Mincey Street, from R-1, Low Density Residential District to R-4, Residential District, referenced by Tax Map 20-J, Group D, Parcel 15.00. Owner: Seigler, Inc. [08-01-04-RZ-LE]

Mr. Chip Seigler was present.

Mr. Newman described the property and location for the Board, noting the adjoining property (Parcel 9.00) had been rezoned to R-4 in 2005. He noted Mr. Seigler had options on both Parcel 15.00 and Parcel 9.00. Parcel 15.00 has severe limitations, but he planned to combine it with Parcel 9.00 and submit a re-development plan. Parcel 15.00 contains a powerline easement, a gas line easement, and a wet weather ditch. The Land Use Plan supports medium density residential in this area, and this would be consistent with the Land Use Plan.

Mr. Seigler said he also wanted to give 3 ½ acres of the unbuildable property to the city for a recreation use.

Mr. Newman recommended approval of the request.

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

Agenda Item B: Request consideration of approval of rezoning approximately 5.34 acres of property located at 110 Northside Drive, from C-3, Highway Commercial District to R-2, Medium Density Residential District, referenced by Tax Map 20-D, Group H, Parcel 7.00. Owner: George Miller, Inc. [08-01-13-RZ-LE]

Mr. Chip Miller and Mr. Brian Pettet were present. Mr. Pettet said the person considering the purchase of the property was looking at THDA tax credits, and they THDA would require rezoning of the property by a March deadline.

Mr. Newman said the Land Use Plan would support either the R-2 or the C-3 zoning.

Mr. Miller stated they would like to have the option to come back to the board to rezone the property back to commercial if this sale fell through.

Mr. Simpson asked if they would want the rezoning contingent on the sale.

Mr. Newman said that could be considered contact zoning which is illegal. He recommended approval of the rezoning.

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

Agenda Item C: Request consideration of approval of rezoning approximately 66.84 acres, formerly known as the Eldridge property, referenced by Tax Map 15, part of Parcel 200.00, as follows: 21.99 acres from O-1, Office Professional District to C-3, Highway Commercial District; and 49.85 acres from C-3, Highway Commercial District to O-1, Office-Professional District. Owner: Tetra Investments [08-01-16-RZ-LE]

This item was withdrawn by the applicant and will be re-submitted as a different request.

Agenda Item D: Request consideration of approval of annexation, zoning (currently R-1 Suburban Residential District County, requested R-2 Medium Density Residential District) and plan of services for 6.24 acres of property located at Hwy 1380 Tom Lee Road, referenced by Tax Map 15, Parcel 194.00, 2nd Legislative District. Owner: Robert Robinette and Stefanie Vann [08-01-11-AN-LE]

Mr. Robinette and Mr. Terry Van were present.

Mr. Newman described the property and location for the Board, noting that the owners have a contract with the Mimms Group to gain access to this property from Highway 321, and they plan a multi-family development. The access to the property will be at a signalized intersection next to the Highland Ruritan building. Access to the property from Tom Lee Road would be eliminated.

Mr. Sammy Lingenfelter asked when access would be cut off.

Mr. Robinette said their first priority would be to get the new road built. He also noted they planned an upscale apartment complex.

Mr. Simpson recommended approval, Ms. Watson seconded, and motion was approved 6-0 with Mr. Lingenfelter abstaining.

Agenda Item E: Request consideration of approval of annexation, zoning (currently R-1 Suburban Residential District County, requested R-2 Medium Density Residential District) and plan of services for 5 acres of property located at 2643 Riverview Road, referenced by Tax Map 26, Parcel 59.00, 5th Legislative District. Owner: Earl Littleton & Johnson/Roderiques

Mr. Roderiques and Mr. Johnson were present.

Mr. Newman described the property and location for the Board. He noted the addition of this property to the existing Water's Edge property would allow the developers to move the proposed road and buildings further away from the cliff. The property will be closed off from Riverview Road.

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

With no additional comments from the board, the meeting was adjourned at approximately 6:45 PM

Signed

Dated