

MINUTES

LOUDON REGIONAL PLANNING COMMISSION

MAY 2, 2007

The May meeting of the Loudon Regional Planning Commission was called to order at 12:30 PM. Present were Mr. Carey, Mr. McEachern, Mr. Melton, Mr. Greenway, Mr. Garner, Mr. Gammons, Mr. Brewster and Ms. Millsaps. Mr. Brennan was absent

Approval of the minutes of the April 4, 2007 meeting was postponed until the June meeting.

Agenda Item A: Request consideration of preliminary plat approval of 14 lot subdivision on 18.49 acres of property, River's Edge Phase II, located on River Road, referenced by Tax Map 40, part of Parcel 44.00, Zoned R-1-S, Single Family Residential District. Owner: Wilkinson Land Developers LLC [07-02-34-SU-LO]

Mr. Rick Wilkinson and Mr. Joe Ferowich were present.

Mr. Newman displayed the plan for the Board and also described the property and location. He noted that the lot sizes exceed what is required in the regulations, but noted variance issues with the road grade on two sections exceeding 10", noting that the property is topographically challenged. The heavily wooded aspect of the property adds to the character and during the review process he wants to make sure that the same wooded feel is maintained by removing as few trees as possible in the construction of the right of way. Also, the maximum allowed length of a cul-de-sac is 600', and there will also have to be significant fill in the way the roads are currently proposed. He stated he would like to see as much of the construction work as possible eliminated to reduce the amount of impact on the property, and he suggested removing the two short cul-de-sacs that were currently planned. He suggested allowing one of the lots on the first cul-de-sac to access River Road to help eliminate that cul-de-sac.

Mr. Ferowich also suggested reconfiguring the driveways on the bluff lots to a shared driveway.

Mr. Newman noted the subdivision regulations allow for a 40' right of way, and he suggested reducing the width of the street to 20'. The fewer number of lots means less traffic and less impact of the site disturbance. The main road off of River Road should maintain a 50' right of way, but also have only a 20' pavement width. He suggested the right of way be re-designed with a walking trail easement and suggested the vote on this item be postponed until the revisions could be submitted for the June meeting.

Mr. Wilkinson asked if they could begin some of the clearing and grubbing that will be required, as they plan to have a pre-construction sale.

Mr. Newman said that he still needed the TDEC SWPP plan, the NOC, and the complete grading plan, and some site work could be started if the Board gave approval. The Board will also have to approve a variance for the cul-de-sac length of between 600' and 900'. He again noted the topographical challenges and stated the Board needed

to look at what is reasonable. Limiting land disturbance would be a fair tradeoff for the road length variance. He recommenced approval of the plat subject to revision of the road alignment to eliminate one of the cul-de-sacs, a grade variance of up to 12%, and a cul-de-sac length variance of up to 900'

Mr. Gammons made the motion to approve the plat subject to Mr. Newman's recommendations. Mr. McEachern seconded, and motion was approved 701, with Mr. Brewster voting nay.

Agenda Item B: Request consideration of release of letter of credit for CVS Warehouse site in the amount of \$10,000. Owner: Schaad Properties [06-05-96-SP-LO]

Mr. Newman explained for the board that when CVS submitted their warehouse expansion site plan, there had been complaints from adjacent property owners about drainage from the site. The letter of credit was being held for drainage plans and repairs, which have been completed. He recommended approval of the release.

Mr. McEachern made the motion to approve, Mr. Melton seconded, and motion was approved 8-0.

Agenda Item C: Request consideration of release of letter of credit for Roberson Estates in the amount of \$15,000. Owner: Ed Collis [06-01-09-SU(F)-LO]

Mr. Newman recommended postponement of this item, as Mr. Collis still has some houses that have not been finished, and he felt it was in the Board's best interest to let him finish the houses before releasing the letter of credit.

Mr. Melton made the motion to postpone the release of the letter of credit, Mr. McEachern seconded, and motion was approved 8-0.

Agenda Item D: Request consideration of acceptance of Commercial Park Drive as a public street, located at Centre 75 Business Park [07-03-55-TR-LO]

Mr. pat Phillips was present to explain to the Board that the County is the fiscal agent for the commercial park, and that there was one area, three years ago, that had a problem and it was repaired and no problem has been found since. He has had a proposal from one business to purchase one acre, and if the road is not accepted the parcel cannot be sold.

Mr. Brewster made the motion to approve, Mr. Melton seconded, and motion was approved 8-0.

Agenda Item E: Request consideration of acceptance of Centre Park Drive as a public street, located in Centre 75 Business Park [07-03-54-TR-LO]

Mr. Garner made the motion to approve, Mr. Gammons seconded, and motion was approved 8-0. It was also noted that the unnamed frontage road along Highway 72 that will also need to be accepted.

Mr. Melton made the motion to add the following item to the agenda:

Acceptance of unnamed Hwy 72 Frontage Road

Mr. Garner seconded the motion and motion to add the item to the agenda was approved 8-0

Mr. Brewster made the motion to accept the unnamed Hwy 72 Frontage Road from the McDonald parking lot to Center Park Drive, Ms. Millsaps seconded, and motion was approved 8-0.

Additional public comments

None

Announcements and/or comments from the Board/Commission

Mr. Brewster asked if Mr. Fagg, Streets Superintendent was notified when developments are added to the city.

Mr. Newman said he would talk to Mr. Fagg about added developments.

Mr. Gammons brought up discussion of the water tower at Hutch Mfg. and was advised that one of the high school students is working on having it painted as his senior project.

With no further business the meeting was adjourned at approximately 1:50 PM

Signed

Dated