

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
OCTOBER 26, 2017
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, October 26, 2017, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, Jeff Headrick – Highway Superintendent, Jeff Hatcher – Highway Department, Justin Teague – Storm Water Coordinator, and Marlene Hodge – Administrative Assistant.

Commissioners Present: Andy Allen, Dave Bennett, Shawn Carter Sr., Ron French, Geneva Harrison, Tom Hodge, Bruce McClellan, Ed Stucky – Chairman, and Clifford Walker. Commissioner(s) Absent: Brad Bowers, Roy Gamble, and Darrell Tipton.

The minutes for the September 28, 2017, regular meeting were unanimously approved.

PUBLIC HEARINGS: None

PUBLIC INPUT ON ITEMS ON THE AGENDA

No one spoke and the public input was closed.

SITE PLANS: None

HEARINGS

Wildwood Meadows subdivision Lots 1-8 off of North Wildwood Road by Lamon & McDaniel Builders. 8 lots; 4 with county road frontage and 4 served exclusively off a common driveway easement:

This is a proposed 8 lot subdivision containing 6.4 acres located in the Rural District 1 (R-1) Zone and none of the property is located in the floodplain. Lots 1, 2, and 3 have road frontage along the county road. Lots 4, 5, 6, and 7 are served exclusively by a 25' common driveway easement across the flag stem of Lot 8. Lots 2 and 3 will share access off of the common driveway and will have no other driveway access along North Wildwood Road. Lot 1 will be restricted to driveway access on the northeastern corner of the lot. The location of the common driveway is satisfactory. A sight distance easement shall be added to the final plat along the entire front of the property to preserve sight distance for this development. All of the lots meet the minimum lot size requirements pending review of the Environmental Health Department for septic capability.

The proposed Wildwood Meadows subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric, and individual septic systems.

Outstanding items to be completed:

1. A preconstruction meeting prior to any on-site work. All instructions in the staff analysis for the construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site.
2. A sight distance easement shall be placed along the front of the property and shown on the final plat. No vegetation (other than grass), signage, fencing or mailboxes shall be placed along North Wildwood Road within the sight distance easement. (Sight distance improvements have been made and the County Engineer has no problem with the location of the driveway.)
3. Supply copy of maintenance agreement to staff for review.

Commissioner Hodge made a motion to approve the preliminary plat for Wildwood Meadows subdivision Lots 1-8 subject to meeting all requirements, applying identified conditions, and addressing deficiencies; seconded by Commissioner McClellan. Motion received unanimous approval.

Final Plats – Major Subdivisions:

Lots 1-28 Grace Crossing subdivision off of Nails Creek Road by Artigue Construction LLC: 28 lots: 12 lots with county road frontage and 16 lots served by 4 common driveway easements:

Preliminary plat was approved in March 2014 for 24 months. The preliminary was renewed in March 2016 for 12 months and again in April 2017 for another 12 months.

The final plat for Grace Crossing is a proposed 28 lot subdivision containing 22.8 acres located in the Rural District 1 (R-1) Zone and none of the property lies in the floodplain. Twelve of the lots will have road frontage along the county road and 16 of the lots will be served exclusively by four 25' common driveway easements. Sight distance for the proposed common driveway locations is satisfactory.

The proposed subdivision has been reviewed inclusive of subdivision regulations for small lots served by common driveway easements with public water, underground electric, and individual septic systems.

The Environmental Health Department has reviewed the preliminary and final soil information and has indicated that a few lot modifications may be required near the rear of the parcel. Any lot line adjustments shall be made prior to releasing the final plat.

Outstanding items to be completed:

1. Completion of common driveways as per preliminary plat instructions. This includes ditches, T-turnarounds and erosion control measures. Staff will inspect and coordinate with owner prior to releasing the final plat. (Both the common driveways are complete including the ditches and T-turnarounds. Some outstanding items still need to be addressed.)
2. Final POA documents to be recorded with plats.
3. All drainage facilities must be certified by the project engineer. (Certification from the Engineer has been received including as-built; both meet the requirements.)
4. Final signature plats including Environmental Health Department, electric and water, and a \$40.00 per lot platting fee.

The Highway Superintendent spoke in favor of approving the final plat subject to completion of outstanding items in 14 days, by November 17. If the outstanding items are not completed within the time frame this item will be brought back before the Planning Commission.

Members and staff discussed the plat and outstanding items with the 14 day time frame. (The 14 days will become a standard for completion of outstanding items.)

Commissioner Harrison made a motion to approve the final plat for Lots 1-28 of Grace Crossing subject to completion of the outstanding items within 14 days; seconded by Commissioner Hodge. Motion received unanimous approval.

Kaye's View off of Six Mile Road by Roger Boring: 5 lots; 1 lot with road frontage and 4 lots served off of a common driveway easement:

The preliminary plat was approved October 2016 at the regular meeting.

The final plat is a proposed 5 lot subdivision containing 6.7 acres located in the R-1 zone; none of the parcel lies in the floodplain. Lot 5 has road frontage on Six Mile Road and Lots 1 - 4 are served exclusively by a common driveway easement across the flag-stem of Lot 5. Sight distance at this location is satisfactory. Six Mile Road is a state route and a driveway connection permit is required by the state.

The Environmental Health Department has reviewed the preliminary soil information and is prepared to sign the final plats.

The proposed subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric, and individual septic systems.

Outstanding items to be completed:

1. Completion of common driveway as per preliminary plat instructions. This includes paving of entrance and erosion control measures. Staff will inspect and coordinate with owner prior to releasing the final plat. (All common driveway improvements have been completed except the topping for the paving on the common driveway.)
2. Final POA documents to be recorded with plats. (A notarized document has been received.)
3. All drainage facilities must be certified by the project engineer. (Documentation has been received.)
4. Final signature plats including Environmental Health Department, electric and water, and a \$40.00 per lot platting fee.

Recommendation was made to add the varying distance lines to the detention facility.

Commissioner McClellan made a motion to approve the final plat for the 5 lots of Kaye's View subject to completion of outstanding items and the addition of varying distance lines to the detention facility; seconded by Commissioner Allen. Motion received unanimous approval.

Preliminary and Final Plats – Minor Subdivisions:

Re-plat of Lot 1 of the Carson Galyon Property off of Drinnen Road by Carson and Wanda Galyon: 3 lots along the county road:

This is a three lot preliminary and final plat that contains 6.3 acres located in the R-1 Zone. All three of the lots have direct road frontage along the county road. Sight distance at this location has been evaluated and is satisfactory. Lot 1R-2 has two residences on it; the other two lots are vacant.

The Environmental Health Department has reviewed the soil information and is preparing to sign the final plats.

The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

Outstanding items to be completed:

1. The lot owners shall contact the Highway Department at 984-3421 prior to any construction for new driveway entrances.

2. Signature plats including utilities and a \$20.00 per lot planning fee.

Commissioner McClellan discussed the dashed line in Lot 2R and requested clarification and labeling for the line and inquired if the branch in Lot 1R-1 is in the floodplain. Staff will verify both these requests and note changes on plat where needed.

Commissioner McClellan made a motion to approve the preliminary and final plat for re-plat of Lot 1 of the Carson Galyon Property subject to completion of outstanding items and clarification of the dashed line and possibility of branch located in the floodplain; seconded by Commissioner Harrison. Motion received unanimous approval.

MISCELLANEOUS ITEMS:

Malone Property off Williams Mill Road by Tim Malone: 2 lots with variance request to lot size:

The property is in the S - Suburbanizing zone. The minimum lot size required is 30,000 square feet on individual septic systems. The owner is requesting to divide the property into two lots to separate the two existing homes. With the dedication of right-of-way there is less than 60,000 total square feet. There is an estimated 43,000 square feet total. The proposed division shows a road frontage lot with one home which is to be replaced with a new home and a lot to the rear of the parcel served off of a 25' easement. A variance is indicated to the minimum lot size for both lots. The proposal indicates that both residential structures can meet current setbacks.

There are a few out buildings encroaching into the required setback. An encroachment note will be added to the plat.

Final review by the Environmental Health Department is pending and required to determine whether one lot or the other may need additional septic duplication area or a septic easement.

This item is exempt from Board of Zoning Appeals variance consideration as both structures predate the zoning and the proposed division is as equal as practicable.

Outstanding items to be completed:

1. Consideration of variance request by the Planning Commission.
2. Environmental Health Department certification on the final plat and any potential adjustment to lot sizes for duplication area to either lot.
3. Signature plats and a \$20 per lot platting fee.

Commissioner Hodge made a motion to approve the variance request for minimum lot size for the two lot subdivision of the Malone Property subject to completion of outstanding items and subsequent survey of the property where staff can approve final plat; seconded by Commissioner Walker. Motion received unanimous approval.

LONG RANGE PLANNING:

Staff Reports: Staff reminded members of the required educational hours; members that have not met the required four hours will need to do. Staff will email members information regarding their hours.

PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

No one spoke to this item.

ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned. Members were reminded that the next regular scheduled meetings will be on Monday, November 20 and December 18 due to the holidays.

Secretary