

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
FEBRUARY 22, 2018
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, February 22, 2018, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, and Marlene Hodge – Administrative Assistant.

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

The minutes for the January 25, 2018, regular meeting were unanimously approved.

PUBLIC INPUT ON ITEMS ON THE AGENDA

No one spoke and the public input was closed.

HEARINGS

Preliminary Plats – Major Subdivisions:

Avery Meadows subdivision off of Morganton Road by Charlene Teffeteller. 14 lots; 7 with county road frontage and 7 served exclusively off three common driveway easements:

This preliminary plat is a proposed 14 lot subdivision containing 18 acres off Morganton Road and Salem Road. Lots 2, 3, and 4 have road frontage along the county road. Lots 6, 7, 8, and 9 are served exclusively by a 25' common driveway easement. Lots 1 and 2 will share access off of the common driveway. Lot 2 and 3 will have no other driveway access along Morganton Road. Lots 5 and 14 are served off of a common driveway easement across lot 4. Lot 4 will share access off of the common driveway and will have no other driveway access along Morganton Road. An additional lot is to be served off of this common driveway easement on the Patricia Keasler property to the east. Lots 10 and 12 will have road frontage along Salem Road, lots 11, 12 and 13 will access a common driveway off of Salem Road. Salem Road is limited to four lots maximum per 12 months.

All of the lots meet the minimum lot size requirements pending review of the Environmental Health Department for septic capability. The property is located in the Rural District 1 (R-1) zone and none of the parcel is located in the floodplain.

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. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site. Sight distance clearing along Salem Road and drainage pipe work along Morganton Road is the responsibility of the owner to complete and shall be coordinated with the Blount County Highway Department.
2. A sight distance easement shall be placed along the front of the property and shown on the final plat for both roads.
3. Supply copy of Property Owner's Association documentation to staff for review.

Commissioner French inquired about Lot 10 access; staff confirmed that it would access off Salem Road.

Commissioner Tipton made a motion to approve the preliminary plat for Avery Meadows subject to staff recommendation and completion of all outstanding items; seconded by Commissioner McClellan. Motion received unanimous approval.

LONG RANGE PLANNING

Staff Reports: Public Hearing for Subdivision Regulation Amendment for Section 7.01.7 Sidewalks is set for March 22, 2018 at 5:30 PM.

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.

Secretary