

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 16, 2015

MEMBERS PRESENT

Ed St. Clair, Vice-Chairman
Ron Honken, Alderman
Ed Whiting, Secretary
Ralph McGill, Mayor
Annette Brun
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Rita Holladay, Chairman

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

Vice-Chairman St. Clair called the meeting to order at 7 p.m.

CITIZEN FORUM

Robert Hill addressed the planning commission regarding making a request to the Board of Mayor and Aldermen to fund a traffic study on Kingston Pike between Old Stage Road and Concord Road.

APPROVAL OF AGENDA

Commissioner Dick moved to approve the April 16, 2015 agenda with the items #6 and #7 being removed at the request of the applicant. Commissioner Whiting seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the March 19, 2015 minutes as submitted. Mayor McGill seconded the motion and the motion passed 6-0-2 with Commissioner Myers and Povlin abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR PHASE 2 OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY) LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, A PORTION OF PARCEL 59, TAX MAP 152, 19.37 ACRES (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed:

- 1) The street light shown on Sheet 7 does not comply with the Town's requirements for residential subdivision street lighting – e.g. the globe glass must be frosted;
- 2) FUD will need to sign off on the water and sewer plans;

- 3) Buffer strips are not mandatory in the R-1/OSMR but may be required by the planning commission in order to promote compatibility with an abutting land use. If the planning commission wishes to continue the buffer strip through this phase some of the grading proposed will likely need to be adjusted. Grading in a buffer strip is only permitted where there is no tree cover and the finished slopes will be no steeper than 4:1 and all of the plant units per 100 linear feet of buffer can be installed. If a buffer strip is required, a landscape plan for the buffer (in addition to and part of the plan required for the detention basins) will be required. The landscape plan will have to be approved and a completion letter of credit provided prior to approval of the final plat;
- 4) Submitting a copy of the NOC;
- 5) Submitting an irrevocable letter of credit for \$90,000 for erosion control in Phase II;
- 6) Obtaining a sign permit for the entrance signage;
- 7) Improving the stabilization and grass stand on the bank area along the western portion of Phase I, Briarstone; and
- 8) Submitting a Drainage Fee of \$1050.

Commissioner Honken moved to approve a preliminary plat for Phase 2 of the Briarstone Subdivision subject staff's recommendations but removing item #3. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE HANOVER COURT SUBDIVISION, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, PARCELS 94.02 AND 94.03, TAX MAP 151, ZONED R-1 AND R-4, 36 LOTS, 9.87 ACRES (Matthew Sturgill, LLC, Applicant)

The staff indicated that in terms of the plat the remaining comments are as follows:

- 1) A sign easement will need to be platted. Please ensure that the sign easement area is enlarged so that any proposed signage will be outside the visibility triangle;

The staff indicated that, in terms of non-plat related items, the following items remain incomplete:

- 1) The walking trail needs to be completed;
- 2) A landscape completion letter of credit for \$20,000 must be provided. Once the required plant material has been installed this will need to be replaced with a maintenance letter of credit;
- 3) The covenants and restrictions must be approved by the Town Attorney and recorded prior to the issuance of building permits;
- 4) All disturbed areas must be stabilized with a uniform stand of perennial grass over at least 90% of the site prior to the Town signing off on the final plat. Work has not been initiated in this regard;
- 5) A completion letter of credit for surface course and sidewalks for \$63,000; and
- 6) A two-year maintenance letter of credit for streets, pedestrian facilities, and drainage for \$39,000;

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- 7) Completion of all items on staff's punchlist, including stabilization of all disturbed areas;
- 8) Providing verification of slope, volume and capacity of detention basin;
- 9) Staff's understanding is that the roadway surface course is to be installed shortly after recording of the Final Plat. We strongly recommend this installation as soon as possible, as the binder has been exposed for approximately seven years.

Staff recommended postponement due mainly to the incomplete status of the field items.

Matt Sturgill was present and asked that the plat be approved with the understanding that all of the remaining items would be satisfactorily addressed. Commissioner Myers moved to approve the final plat for the Hanover Court Subdivision subject to all of the outstanding items noted be staff being addressed. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 36, TAX MAP 142, 12422 UNION ROAD, 25.75 ACRES, FROM R-2 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)

Item removed from the agenda at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR UNION GROVE SUBDIVISION, LOCATED ON UNION ROAD, PARCEL 36, TAX MAP 142, ZONED R-2, 50 LOTS, 25.75 ACRES (Homestead Land Holdings, LLC, Applicant)

Item removed from the agenda at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO COMMERCIAL (Horne Real Estate, LLC, Applicant)

The staff recommended approval of the request to amend the future land use map for the portion of this property that is designated as Medium Density Residential to Commercial. The staff recommended that the portion designated as Low Density Residential be Civic/Institutional and the Open Space designation remain unchanged.

Commissioner Honken moved to approve the request to amend the future land use map per staff's recommendation. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION ON A REQUEST TO REZONE PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 30.13 ACRES, FROM R-2 AND FLOODPLAIN TO C-1 AND FLOODPLAIN (Horne Real Estate, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCELS 54.01, 57, AND A PORTION OF 54, TAX MAP 151, 12723, 12733 AND 12743 UNION ROAD, 111.5 ACRES, FROM A TO R-1/OSR (Development Ventures, G.P., Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, 16.23 ACRES, FROM OFFICE/LIGHT INDUSTRIAL TO MIXED USE TOWN CENTER (Craig Allen, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCEL 131, TAX MAP 142, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, 16.23 ACRES, FROM O-1 TO TCD (Craig Allen, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON THE FY 2016-2020 CAPITAL INVESTMENT PLAN

Staff recommended approval of the FY 2016-2020 CIP to the Board of Mayor and Aldermen.

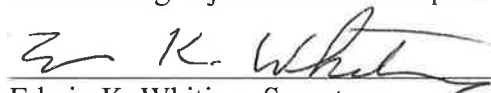
Commissioner Honken moved to approve the FY 2016-2020 CIP with a recommendation to move up Union Road improvements as a top priority, to note that the Concord Road lighting design should not counter the Town's branding initiatives, and that the Virtue Road signal pole and mast arm be black.. Commissioner Povlin seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:03 p.m.


Edwin K. Whiting, Secretary