

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 20, 2010

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Dot LaMarche, Alderman
Cynthia Hollyfield
Melissa Mustard
Ron Honken
Ron Rochelle

MEMBERS ABSENT

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Gary Palmer, Associate Town Administrator

Chairman Holladay called the meeting to order at 7:00 p.m.

CITIZEN FORUM

There will be FMPC Training on June 3, 2010 at 4:00 p.m. in the Board Room

APPROVAL OF MINUTES

*Commissioner LaMarche moved to approve the April 15, 2010, minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 8-0-1 with Commissioner Whiting abstaining because he was absent.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON ANNUAL REVIEW AND APPROVAL OF THE CONCEPT PLAN FOR BRIDGEMORE SUBDIVISION, LOCATED ON McFEE ROAD SOUTH OF ALLEN KIRBY ROAD, ZONED R-1 AND OSR

Staff recommended re-approval of the concept plan.

Commissioner Honken moved to approve the concept plan. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF THE FINAL PLAT FOR HANOVER COURT, PARCELS 94.02 & 94.03, TAX MAP 151, LOCATED ON THE SOUTH SIDE OF OLD STAGE ROAD ACROSS FROM STEEPLECHASE SUBDIVISION, ZONED R-4, 9.87 ACRES, 36 LOTS (Matt Sturgill, Applicant)

Staff recommended approval of the final plat subject to addressing the following items:

1. Plat note #18 - change the word “fill” to “footer”;
2. Plat note #3 - Insert phrase “except under buildings” after “interior lot lines” and delete the phrase “except under buildings” at the end of the note;
3. Plat note #9 - Delete the letters “erty”;
4. Are both of the old lots numbered #4? Please clarify;
5. Tie down all easements so can reproduce in the field;
6. Complete all items on staff’s punchlist of April 6, including stabilization of all disturbed areas and removal of all silt fence and tree protection fencing, removal of all brush, tree stumps and assorted construction materials (such as concrete pipe);
7. Walking trails must/should be constructed before recording of the final plat. The easements must be 10' on both sides of the trail centerline. Walking trail north of Unit 14 should only be constructed to about the rear of the building, as the remainder will be constructed once S. Watt Road is extended by the Town;
8. Submit an irrevocable Letter of Credit for completion of surface course of asphalt and sidewalks for \$75,000;
9. Submit two-year Maintenance letter of credit for streets, sidewalks and detention basin for \$25,000;
10. Submit letter verifying location, volume and performance of detention basin; and
11. Meet all town requirements.

*Commissioner St. Clair moved to approve the final plat subject to staff’s recommendation.
Commissioner LaMarche seconded the motion and the motion passed 9-0.*

DISCUSSION AND PUBLIC HEARING OF A SITE PLAN FOR THE HARDEE’S REMODEL, 639 N. CAMPBELL STATION ROAD, PARCEL 120.01, TAX MAP 142, ZONED C-2, 1.72 ACRES (R2R Studios - Stefanie Hopson, Applicant)

Staff recommended approval of the site plan subject to addressing the following items:

1. Ensure that landscaping is not situated under roof overhangs;
2. In the new angled parking area, either remove the excess asphalt from the previous parking spaces and convert to landscape areas with a new curb parallel with the edge of the parking space and/or cross hatch these areas and add a bicycle rack on the south end of the angled parking space;
3. Clarify shrub species being considered around the building; and
4. Meet all town requirements.

Commissioner Whiting moved to approve the site plan subject to staff's recommendation. Commissioner Hollyfield seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF A SITE PLAN FOR THE OFFICES FOR ST. JOHN NEUMANN CATHOLIC CHURCH, 625 ST. JOHN COURT, PARCEL 21.02, TAX MAP 142, ZONED R-1, 38 ACRES (St. John Neumann Catholic Church, Applicant)

Staff recommended approval of the site plan subject to addressing the following items:

1. Indicate the building size in square foot, the number of stories, the construction type, the occupancy type, and if one hour protected;
2. Submit a certified address from MPC Addressing Division for the office building;
3. On the site plan, indicate and show the removal of the existing office building and associated parking/driveway in the required buffer strip;
4. On the site plan, indicate and show the removal of the above ground electricity by the existing office/youth building;
5. Verify parking space totals on Sheet 2;
6. Submit a landscape plan for this project which will include the buffer strip and the landscaping around the building;
7. Consider placing a bicycle rack on site as part of this project;
8. Highlight/identify the landscaped area proposed to satisfy the requirement for landscaping between the building and parking lot on each side of the entrance into the office;
9. Submit an erosion control letter of credit for \$2500;
10. Submit Drainage Fee of \$45; and
11. Meet all town requirements.

Commissioner LaMarche moved to approve the site plan subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF A SITE PLAN FOR THE CLUBHOUSE AT FOX RUN SUBDIVISION, 12804 NORDEN DRIVE, PARCEL 64, TAX MAP 141MA, ZONED R-2, 8.24 ACRES (Gregor Smee, Applicant)

Staff recommended approval of the site plan subject to First Utility District signing off on the water and sewer sheets and meeting all town requirements.

Commissioner Honken moved to approve the site plan subject to First Utility District signing off on the water and sewer sheets and meeting all town requirements. Commissioner Whiting seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF THE SEWER EXTENSION ALONG TURKEY CREEK FROM ADMIRAL ROAD TO TURKEY CREEK ROAD (First Utility District, Applicant)

Staff recommended approval subject to boring under all road crossings [Admiral Road, West End Avenue/Kingston Pike/Concord Road, S. Campbell Station Road, and Turkey Creek Road].

Ken McCoy of Jordan, Jones & Goulding, and Troy Wedekind, of First Utility District, presented the plans. A general discussion followed.

Mayor McGill moved to approve the plans as presented with the exception that the line be bored under Turkey Creek Road. If it is not possible to bore under Turkey Creek Road and an open cut is required across Turkey Creek Road, it is to be backfilled with flowable fill or something comparable and acceptable to Town staff. Commissioner Honken seconded the motion and the motion passed 9-0.

DISCUSSION OF A REQUEST TO REZONE A PORTION OF PARCEL 131, TAX MAP 142, LOCATED ON THE NORTH SIDE OF KINGSTON PIKE BETWEEN NORTH FORK TURKEY CREEK AND VILLAGE VETERINARY CLINIC, FROM OPEN SPACE/PARK DISTRICT (OS-P) AND FLOOD PLAIN DISTRICT (FPD) TO C-1, APPROXIMATELY .919 ACRES (H. Craig Allen, Applicant)

For discussion purposes only. Bob Leonard represented the applicant. He requested that the area rezoned be increase to one acre. A lengthy discussion followed.

DISCUSSION AND PUBLIC HEARING OF THE FY 2011-2015 CAPITAL IMPROVEMENT PROGRAM

David Smoak, Town Administrator, gave a presentation of the FY 2011-2015 Capital Improvement Program (CIP). Staff recommended approval.

Commissioner St. Clair moved to approve the FY 2011-2015 Capital Improvement Program (CIP). Commissioner Hollyfield seconded the motion and the motion passed 9-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:55 p.m.