

MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

JULY 15, 2008

Agenda Item C: Request consideration of final plat approval of 5 lot subdivision of 12.12 acres of property with 356' Joint Permanent Easement on property located on Lakeland Drive, referenced by Tax Map 22, Parcel 61.00, Zoned A-2, Rural Residential District, 6th Legislative District. Owner: Ed Loy & D J Wheeler [08-05-147-SU-CO]

Mr. Newman told the Board this is a revision of the four lot subdivision plat they had reviewed and denied in June. In June the plat had shown a JPE that exceeded the maximum length that is allowed in the regulations. He has discussed with the developers that the JPE provision is not intended to be used as on the drawing submitted at this time, creating a public road to a certain point then creating a JPE. A JPE should be used to be able to utilize a smaller piece of property, not for a major subdivision development. He recommended building the entire length of road as a public road built to county standards. It is possible another lot could be added if a public road is created. He recommended approval if a public road is built, which would remove the two hammerhead designs and create a cul-de-sac.

Mr. Ed Loy presented an alternate proposal with 6 lots, and creating new public road. He said they had originally wanted to use 10 acres to do three lots, and now they are being forced to end up with 6 lots, doubling the planned density.

After looking at the proposed plan handed out by Mr. Loy, Mr. Brooks made the motion to approve, Mr. McEachern seconded, and motion was approved 9-0.