

**ETOWAH MUNICIPAL-REGIONAL PLANNING COMMISSION**

**AGENDA  
FOR THE REGULARLY SCHEDULED MEETING  
Etowah Recreation Center  
Monday, July 9<sup>th</sup>, 2018  
5:00 p.m.**

Jim Abbott, Chairman  
Jim Alsip, Vice-Chairman  
Michael Vezzani, Secretary  
Gene Keller, Mayor

Charles Alverson   John Bohannon   Burke Garwood

**A. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM**

**B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**

Minutes from June 11, 2018.

**C. BUILDING INSPECTOR'S REPORT**

**D. OLD BUSINESS**

1. Preliminary Plat for Noble Hills Sections 2 (Revised)

**E. NEW BUSINESS**

1. Tom Williams Property- Preliminary Plat
2. Storm Water Regulations

**F. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION**

**G. ADJOURNMENT**

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**Next Regularly Scheduled Meeting: Monday, August 13<sup>th</sup>, 2018**

## **OLD BUSINESS**

### **Preliminary Plat for Noble Hills Section 2**

**Analysis-** This subdivision plat further subdivides the original 7 + acres by creating an additional 5 lots to the North of Noble Hills Section 1. This revised preliminary plat shows 5 standard lots as opposed to the 6 flag lots that were proposed in the original plat.

**Comments-** Staff recommends approval of this revised preliminary subdivision plat as it has addressed the two previous concerns regarding (1) flag lots, and (2) minimum lot widths of 100 ft.

## **NEW BUSINESS**

### **Tom Williams Subdivision**

**Analysis-** This preliminary plat shows the subdivision of the 17+ acre parcel 107 033.00. The southern portion of the lot is divided into 6 subsequent lots. The primary concern with this subdivision is lot size. Of the 6 proposed lots, 4 of the lots are well under the dimensional regulation for lot width in an R-1 zone. The lot width in an R-1 classification is not to be less than 100 feet. The 4 lots that have a lot width under 100 ft are 65, 59, 56, and 92 feet.

**Comments-** Staff recommends denial of this preliminary plat due to multiple lots having inadequate lot size. It was recommended that the developer propose 4-5 lots instead of 6 so that each lot may meet dimensional requirements.