MINUTES

GRAINGER COUNTY REGIONAL PLANNING COMMISSION

MARCH 24, 2025

|  |  |  |
| --- | --- | --- |
| Members Present | Members Absent | Others Present |
| Ricky Williams, Chairman |  | |  | | --- | | Mike Byrd, Co. Mayor | |
| Tina Frye, V. Chair. |  | |  | | --- | | Charles McAnally, Rd. Super. | |
| Bob Coffey, Secretary  David Long |  | *Other interested parties* |
| Joe Stansberry |  |  |
| Phil Cantwell |  |  |
| Mandy Gordon |  |  |
| David Collins |  |  |

ETDD Staff Representative: Joe Barrett

Chairman Ricky Williams called the meeting to order at 7:00 P.M. on March 24, 2025 at the Grainger County Justice Center and a quorum was declared to be present.

**Public Comments:**

None.

**Item # 1. Approval of Minutes.**

The minutes from the regular monthly meetings in February were reviewed by the members. After review, a motion was made by Joe Stansberry and seconded by Bob Coffey to approve the February 24, 2025 Minutes as written. The motion passed unanimously.

**Item # 2 Joseph Dispenza Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 41, Parcels 25.02 & portion of 37.01) off Notch Gap Road was reviewed by the planning commission. The subdivision involves subdividing a lot off a relatively large tract with over 6 acres remaining. There was some discussion regarding access to the adjoining tract of over 75 acres and whether the subdivision would “landlock” the tract. It was confirmed that the tract does not have road access, but the representative stated that they believe there is a deeded access to the tract. After discussion, a motion was made by David Long and seconded by Tina Frye to approve the plat contingent upon establishing a joint permanent easement to the adjoining tract if deeded access has not been established and a joint permanent easement across the portion of the lot that is providing access to the subdivided lot. The motion passed unanimously.

**Item # 3 Christina Mills Property Subdivision Final Plat.**

There not a representative present. No action taken at this time.

**Item # 4 James Jones Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 41, Parcel 25.02) off Hodgetown Road and Helton Road was reviewed by the planning commission. The subdivision involves subdividing a lot of record into 2 lots. There is an existing house with septic on one of the lots. Staff identified the need for the setbacks and plat certifications on the plat. A motion was made by Bob Coffey and seconded by David Long to approve the plat contingent upon the identified plat revisions and signatures. The motion passed unanimously.

**Other Business.**

None.

At 7:25 P.M., with no more business, the meeting was adjourned.

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Secretary Date