MINUTES

GRAINGER COUNTY REGIONAL PLANNING COMMISSION

AUGUST 25, 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 August 25, 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 July were reviewed by the members. After review, a motion was made by Phil Cantwell and seconded by Tina Frye to approve the July 28, 2025 Minutes as written. The motion passed unanimously.

**Item # 2 Phillips Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 50A, Group A, Parcel 15.00) off Cherry Street was reviewed by the planning commission. The subdivision involves subdividing a lot off a relatively large tract. There will be 1 lot with an existing house on a lot of 1.37 acres with over 10 acres remaining. There is public water to the property. After discussion, a motion was made by Joe Stansberry and seconded by Bob Coffey to approve the plat with all signatures. The motion passed unanimously.

**Item # 3 Paul Terry Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 61, Parcel 49.00) off Cardinal Cove Road was reviewed by the planning commission. The subdivision involves subdividing a lot of record into 2 lots. The existing road (Cardinal Cove Road) runs through a portion of the property. There will be an existing house (Tract 2) on one lot with the other lot (Tract 1) vacant. A small portion of Tract 2 on the other side of the road is not a developable, is within a designated floodplain, just above the 1075 contour of the lake. After discussion, a motion was made by Tina Frye and seconded by Joe Stansberry to approve the plat with all signatures. The motion passed unanimously.

**Item # 4 T&J Partnership Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 43, Parcel 26.02) off Lakeshore Drive (State Route 375) was reviewed by the planning commission. The subdivision involves subdividing a lot off a relatively large tract. There will be 1 lot created with over 30 acres remaining. There will be a joint permanent easement for access to the rear of the lot. After discussion, a motion was made by David Long and seconded by David Collins to approve the plat with all signatures. The motion passed unanimously.

**Item # 5 Dave Etter Property Subdivision Final Plat.**

A representative addressed the planning commission regarding the subdivision review process. The property in question (Tax Map 51, Parcels 18.00 & 18.04) is located off Hodge Road. The representative was proposing multiple houses on one large tract that catered to homeless veterans. However, the proposal likely would not involve subdividing the property. Requirements from the health department, E-911, and driveway permits were discussed. No action needed on the matter.

**Item # 6 Byrley Bend Campground, Amber Stewart**

An expansion of an existing campground was reviewed by the planning commission. There are 10 additional camp sites proposed for the campground. There were 22 camp sites that were previously approved. The application is still being reviewed.

**Item # 7 Rocky Retreat Campground, Melanie Campbell**

No representative was present.

**Item # 8 Hodge Road Campground, Ricky Dawson**

No representative was present.

**Item # 9 Smokey Water Campground Phase IV.**

No representative was present.

**Item # 10 Preferred Choice Homes Subdivision Final Plat.**

A plat of a subdivision (Tax Map 88, Parcel 6.66) off Howell River Road was approved at the June meeting. The applicant still needs a driveway permit and remaining signatures.

**Item # 11 Rocky Branch Campground, Austin Monk**

An expansion of an existing campground was reviewed by the planning commission. There are 10 additional camp sites proposed for the campground. The 50-foot access road has been paved and the permits for the septic system have been approved. The property also is 3 separate lots that need to be combined. The application is still being reviewed.

**Item # 12 Ogan Lane Property Subdivision Final Plat**

The plat was approved a few months ago and needs signatures.

**Item # 13 Don Roberts Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 60, Parcel 22.05) off Lester Jarnigan Road and Russell Lane was reviewed by the planning commission. The subdivision involves subdividing a relatively large tract into 3 lots. Only one of the lots is under 5 acres in area. After discussion, a motion was made by David Long and seconded by Joe Stansberry to approve the plat with all signatures. The motion passed unanimously.

**Item # 14 Kenneth Smethurst Property Subdivision Final Plat.**

A plat of a subdivision (Tax Map 42D, Group A, Parcel 20.00) off Rhonda’s Way was reviewed by the planning commission. The subdivision involves abolishing a lot line and combining the adjoining lots that will create a lot of record of 20 acres or more. After discussion, a motion was made by Joe Stansberry and seconded by Tina Frye to approve the plat with all signatures. The motion passed unanimously.

**Item # 15 Edward Howerton Property (Debra Wolfe) Subdivision Final Plat.**

A plat of a subdivision (Tax Map 51, Parcels 18.05 &18.06) off Hodge Road was reviewed by the planning commission. The subdivision involves subdividing a lot (Lot 4-B) with an existing house and combining the remainder of the tract (Lot 4-A) with the adjoining lot resulting in a tract over 20 acres in area. A plat note was required stipulating the Lot 4A was not a developable lot. Confirmation that the plat note was added to the plat was provided to the commission. After discussion, a motion was made by David Long and seconded by Joe Stansberry to approve the plat contingent upon all signatures. The motion passed unanimously.

**Other Business.**

None.

At 8:10 P.M., with no more business, the meeting was adjourned.

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Secretary Date