

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION June 20, 2017 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from May 16, 2017 meeting;
3. Planned Agenda Items:
 - A. Subdivision plat with shared driveway and variance request for length of driveway, property owner, John Galyon III, applicant, John Patteson, Michael Brady Inc. Old Sinking Creek Road, Tax Map 070, Parcel 042.00, A-2, Rural Residential District;
 - B. Subdivision plat, property owner, Rex Nanney, 4810 Cruze Road, Tax Map 027, Parcel 148.00, A-2, Rural Residential District, and F-1, Floodway District;
 - C. Rezoning request from O-1, Office Professional District to A-2, Rural Residential District, property owner, Thomas Robinson, property address, 15140 Watt Cemetery Road, Tax Map 058, Parcel 094;
 - D. Final subdivision plat, Stone Crossing Unit 4, 28 lots, Fieldstone Drive, Tax Map 007, Parcel 099, Applicant, Mark White, The Crossing Group, R-1/PUD, Suburban Residential District w/PUD overlay,
 - E. Greenback Zoning Ordinance amendment, Chapter 4, Zoning Districts, Sections 4-403 through 4-409;
 - F. Nomination to fill vacant seat on Board of Zoning Appeals;
4. County Commission Action on Planning Commission Recommendations:
 - A. Resolution to amend PUD's approved by County Commission 6/5/17.
 - B. PUD moratorium removed by County Commission 6/5/17.
5. Codes Department Building Activity Summary for May 2017 (see attached)

Serving Loudon County
Loudon • Greenback • Philadelphia

6. Additional Public Comments

7. Update from Planning Department

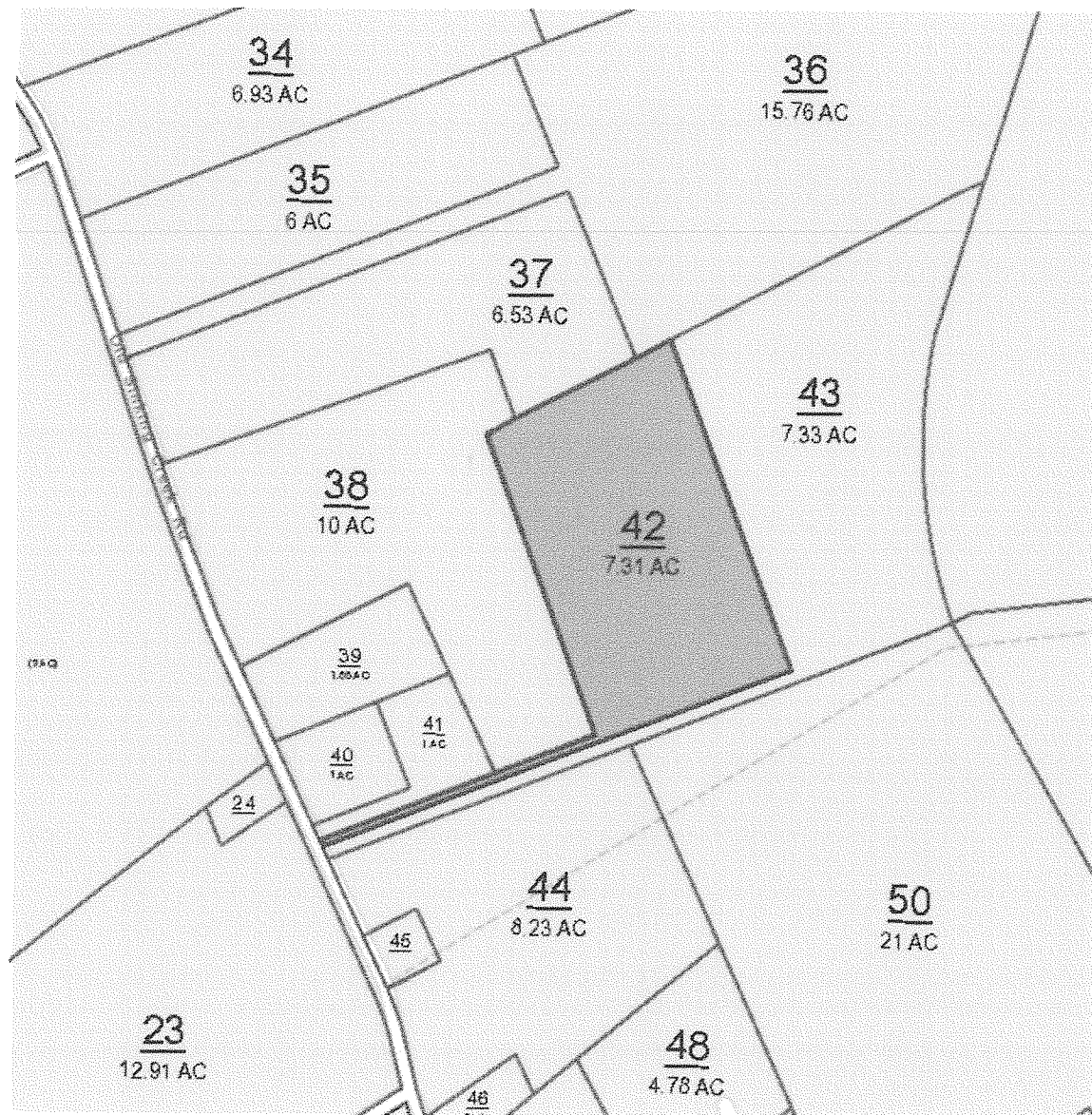
A. Annual Summary

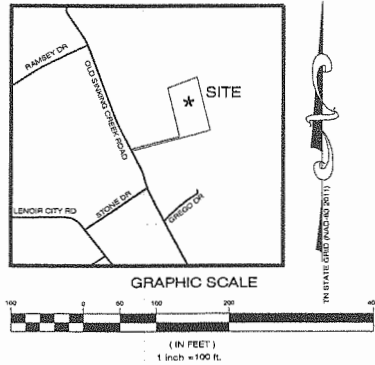
B. Continuing Education and Training reminders;

July 31, 2017, TDOT, *Street Development Process*, Farragut Town Hall, 6-8 p.m.

August 31, 2017, ETDD, *Private Property Rights*, Farragut Town Hall, 6-8 p.m.

8. Adjournment





CERTIFICATE OF APPROVAL OF WATER SYSTEM

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AS IS HEREBY APPROVED SHOWN.

CITY/ST. COUNTY HEALTH OFFICE DATE
OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF SUBSURFACE DISPOSAL (SEPTIC SYSTEM)

APPROVAL IS HEREBY GRANTED FOR LOTS 1 & 2, GALYON PROPERTY, AS BEING SURFACE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT RICE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTINGS, FILLING AND ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THE APPROVAL.

ENVIRONMENTAL SPECIALIST DATE
DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF STREETS

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

ROAD ENGINEER/HIGHWAY COMMISSION DATE

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, (2) THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND ROAD NAMES ARE APPROVED, AND (3) THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE 8-911 SYSTEM.

CITY AUTHORITY DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENT FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED OR AN ACCEPTABLE SURVEY POINTS IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, REGIONAL PLANNING COMMISSION DATE

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

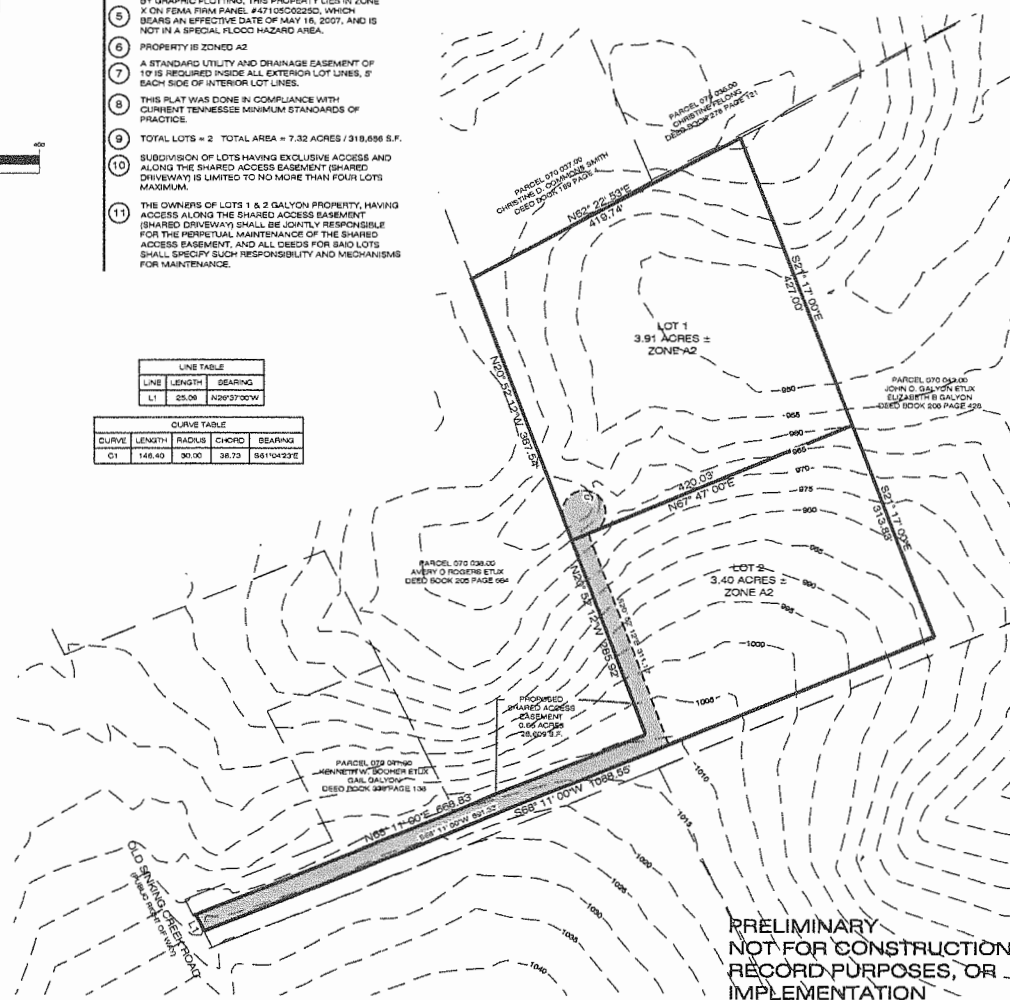
JOHN S. PATTERSON, TN RUS #1829 DATE

NOTES

1. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
3. VERIFY CURRENT ZONING WITH APPROPRIATE GOVERNMENT PLANNING AGENCY PRIOR TO ANY SITE DESIGN AND/OR CONSTRUCTION.
4. THIS SURVEY PLAT DOES NOT WARRANT TITLE.
5. BY GRAPHIC PLATTING, THIS PROPERTY LIES IN ZONE X ON FEMA FIRM PANEL #47100002250, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
6. PROPERTY IS ZONED A2.
7. A STANDARD UTILITY AND DRAINAGE EASEMENT OF 10' IS REQUIRED INSIDE ALL EXTERIOR LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
8. THIS PLAT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICES.
9. TOTAL LOTS = 2 TOTAL AREA = 7.32 ACRES / 319,696 S.F.
10. SUBDIVISION OF LOTS HAVING EXCLUSIVE ACCESS AND ALONG THE SHARED ACCESS EASEMENT (SHARED DRIVEWAY) IS LIMITED TO NO MORE THAN FOUR LOTS MAXIMUM.
11. THE OWNERS OF LOTS 1 & 2, GALYON PROPERTY, HAVING ACCESS ALONG THE SHARED ACCESS EASEMENT (SHARED DRIVEWAY) SHALL BE JOINTLY RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SHARED ACCESS EASEMENT, AND ALL DEEDS FOR SAID LOTS SHALL SPECIFY SUCH RESPONSIBILITY AND MECHANISMS FOR MAINTENANCE.

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 25.04 | N69°37'00"W |

| CURVE TABLE | | | | |
|-------------|--------|--------|-------|-------------|
| CURVE | LENGTH | RADIUS | CHORD | BEARING |
| C1 | 146.40 | 30.00 | 38.73 | S51°04'22"E |



CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADJOIN THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, RAMP OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE

MBI
280 N. WESCAMBER RD.
KNOXVILLE, TENNESSEE
37919
PHONE: 865 584 0999
FAX: 865 584 0213
www.michaelbradyinc.com
michael brady inc.
architectural engineering interior services

OWNER:
John D. Galyon III
P.O. Box 51134
Knoxville, TN 37950

FINAL PLAT OF:
GALYON PROPERTY
OLD SINKING CREEK ROAD
GREENBACK, TENNESSEE

Loudon County, Tn
Civil District: 3

Tax Parcel Id:
Map 070 Parcel 042

Deed Ref(s.):
Book 337 Page 772

Plat Ref(s):
N/A

Crew Chief:
Drawn By: M. Blankenship
Appvd. By: J. Patterson

Field date:
Drawing date:
Last Revision:

Scale: 1" = 100'

Job No.

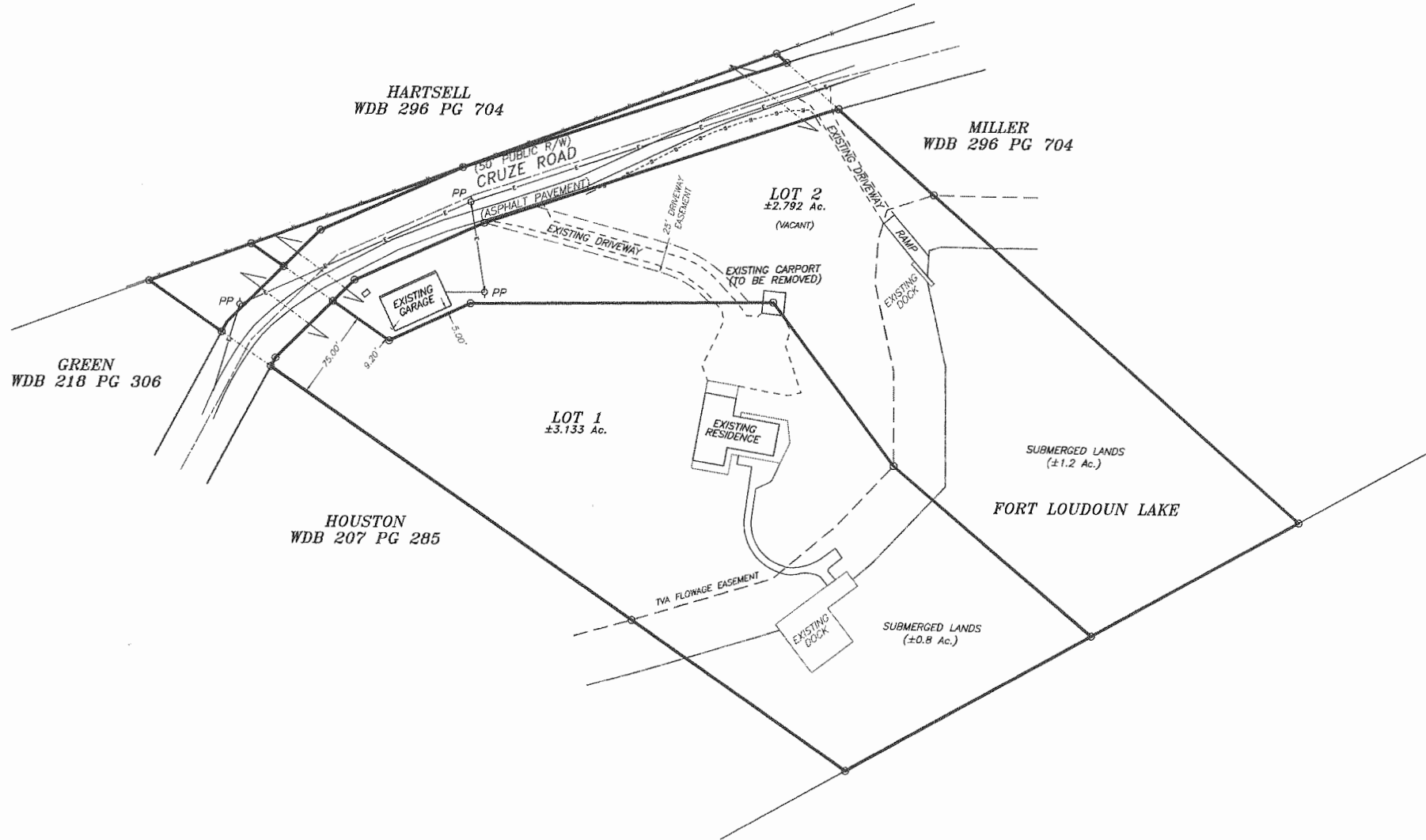
Sheet: 1 OF 1

SHARED DRIVEWAY

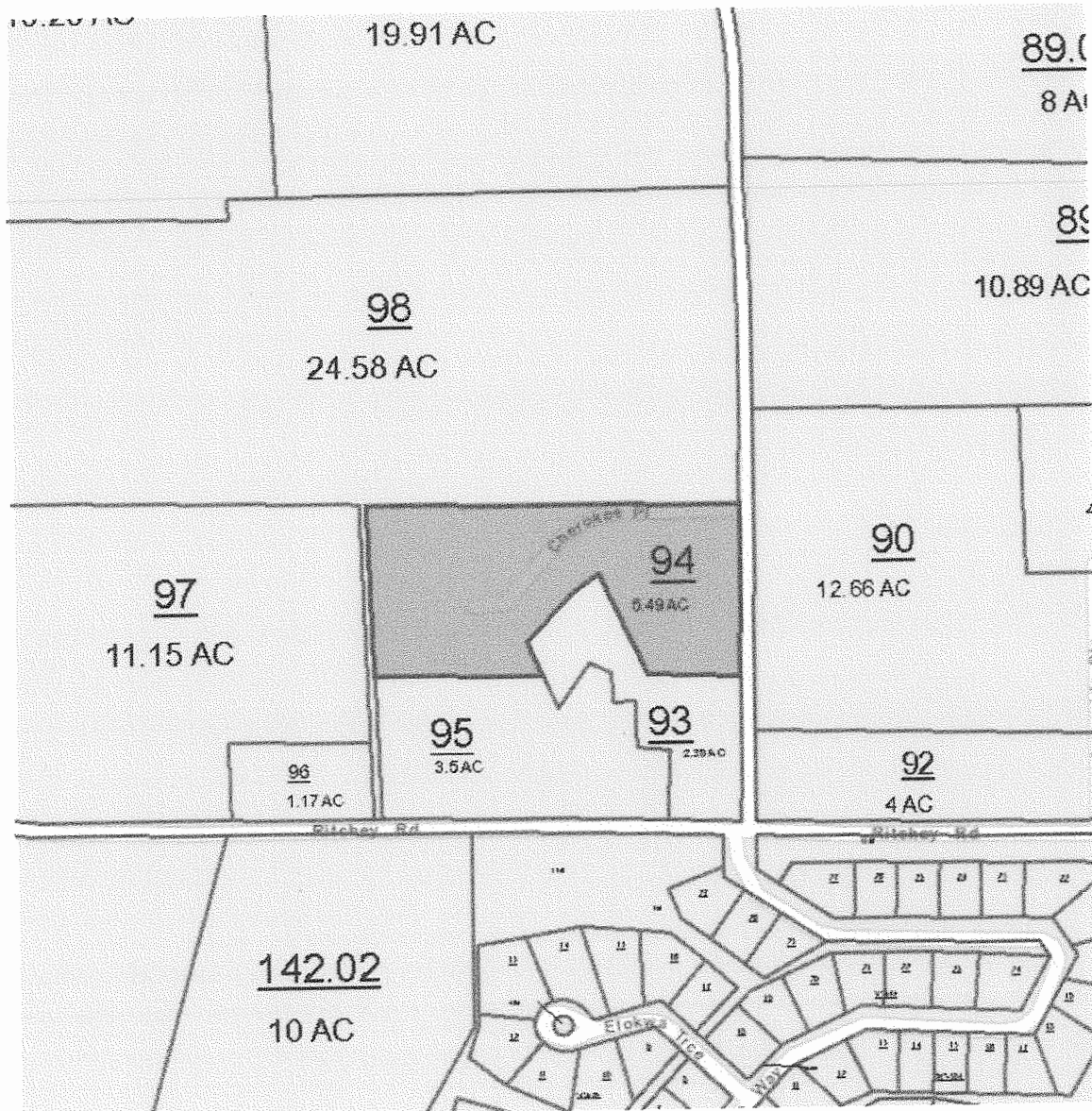
The driving surface shall consist of compacted gravel 4" deep and at least 12' wide on a compacted subgrade with a crown. Compacted shoulders 3' wide on both sides shall be slightly lower than the road surface. Shoulders shall be sown in grass. Swales (ditches) shall be constructed beyond the shoulders on both sides of the driveway and shall run the length of the driveway. Rip-rap or other material shall be used as required to dissipate the velocity of the water. Drain tiles shall be installed at the intersection of the shared drive and county public road. Tiles shall be approved by the County Highway Superintendent and shall have a minimum diameter of 15" extending beyond the driveway shoulders with precast concrete headwalls. Driveways above grade from the intersecting county road shall be paved 25' beyond the edge of right of way. Shared driveways shall not have a grade in excess of 12%. A turnaround shall be provided at the end of the shared driveway. Turnarounds may include a cul-de-sac or T or Y shaped turnaround. Cul-de-sacs must have a minimum radius of 30' and T or Y turnarounds must be at least 20' by 60'.

Loudon County - Parcel: 027 148.00





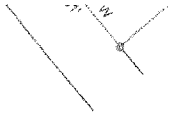
Loudon County - Parcel: 058 094.00



UH

Loudon County - Parcel: 007 099.00





| | | | |
|-----|---------|---------------|--------|
| C13 | 275.00' | N 35°51'50" W | 40.91' |
| C14 | 175.00' | N 43°14'30" W | 19.00' |
| C15 | 175.00' | N 59°18'31" W | 78.46' |
| C16 | 175.00' | N 85°12'50" W | 78.44' |
| C17 | 175.00' | S 69°21'59" W | 75.57' |
| C18 | 175.00' | S 54°26'22" W | 15.01' |
| C19 | 25.00' | S 05°55'33" W | 36.00' |

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

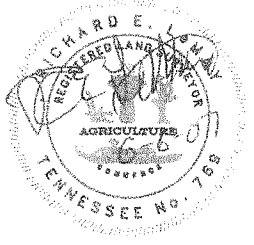
CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE _____

CERTIFICATION OF STREETS

CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE _____ ROADENGINEER/HIGHWAY COMMISSION _____



SITE UTILITIES

SANITARY SEWER : L.C.U.B.
WATER : L.C.U.B.
ELECTRIC : L.C.U.B.
GAS : L.C.U.B.
TELEPHONE : TDS TELECOM
CABLE : CHARTER

**LeMAY AND ASSOCIATES
CONSULTING ENGINEERS**

PH: (865) 671-0183
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

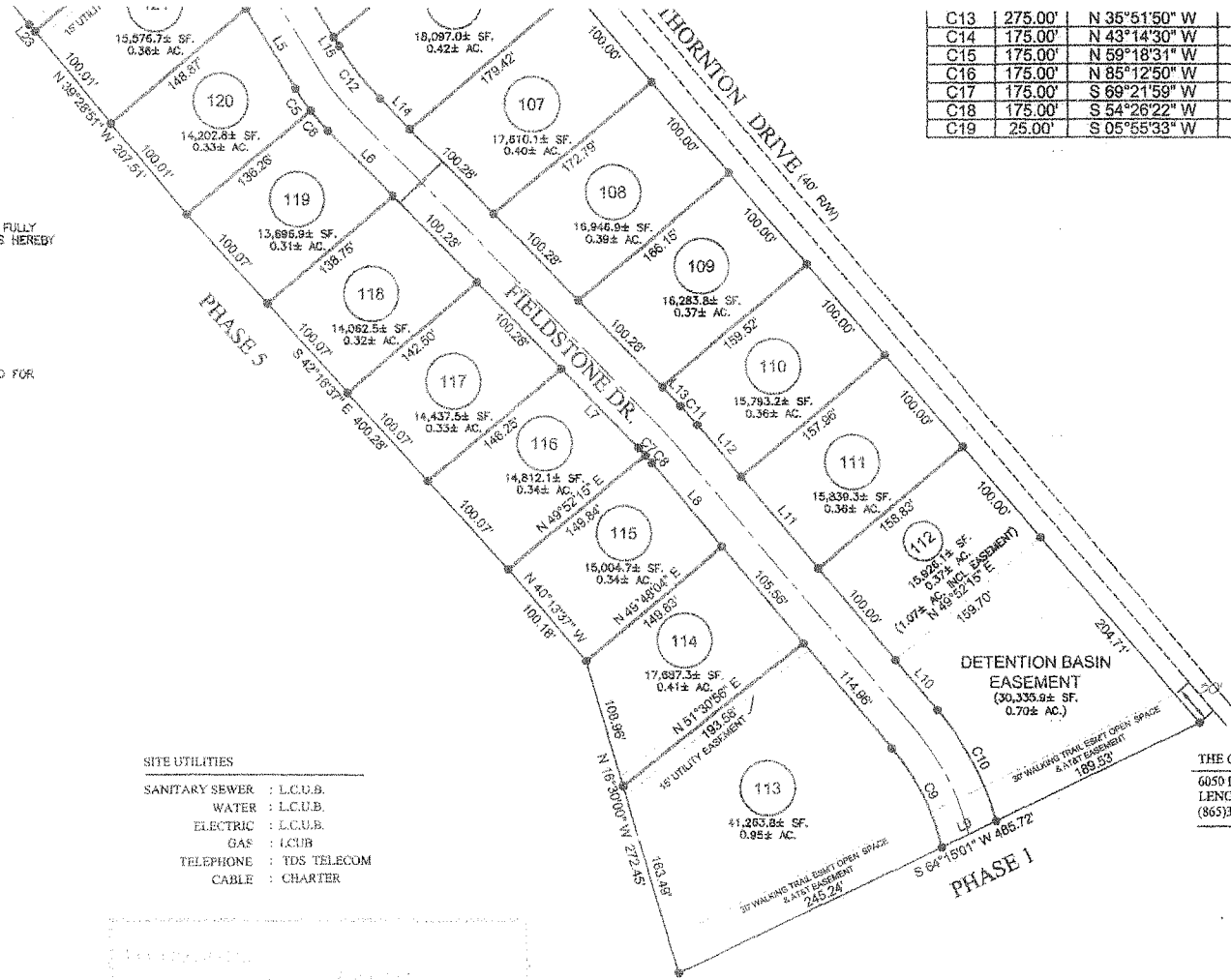
FINAL PLAT

| STONE CROSSING UNIT 4 | | | |
|-------------------------------|-------------------------|-----------------|--|
| SCALE: 1"= 100' | APPROVED BY: REL | DRAWN BY: RELjr | |
| DATE: 06-06-2017 | | | |
| DISTRICT 5 | | | |
| LOUDON COUNTY ----- TENNESSEE | | | |
| TAX MAP 7, PARCEL 99 | DRAWING NO.: 4621-UNIT4 | | |

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



THE CROSSING GROUP
6050 LAKEVIEW ROAD
LENOIR CITY, TN 37772
(865)389-0835

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

| Month | 2017 | Fees | Value | 2016 | Fees | Value | 2015 | Fees | Value | 2014 |
|-----------|------|-----------|--------------|------|-----------|--------------|------|-----------|--------------|------|
| January | 33 | \$23,564 | \$6,620,670 | 29 | \$17,422 | \$4,833,900 | 32 | \$14,062 | \$3,567,514 | 20 |
| February | 37 | \$21,244 | \$6,073,905 | 32 | \$18,074 | \$4,600,697 | 24 | \$12,375 | \$3,123,259 | 28 |
| March | 50 | \$29,072 | \$7,742,918 | 37 | \$23,104 | \$6,218,806 | 36 | \$ 20,232 | \$ 5,548,633 | 34 |
| April | 32 | \$20,477 | \$5,504,520 | 51 | \$20,837 | \$5,448,355 | 37 | \$ 14,543 | \$ 3,657,482 | 42 |
| May | 47 | \$29,526 | \$8,339,273 | 43 | \$29,152 | \$8,332,738 | 29 | \$ 10,641 | \$ 2,690,637 | 30 |
| June | | | | 35 | \$27,595 | \$9,212,555 | 30 | \$ 10,892 | \$ 2,658,983 | 33 |
| July | | | | 42 | \$24,129 | \$6,306,914 | 35 | \$ 22,302 | \$ 6,224,534 | 29 |
| August | | | | 42 | \$22,086 | \$5,602,221 | 37 | \$ 22,059 | \$ 5,945,858 | 40 |
| September | | | | 38 | \$22,337 | \$6,061,185 | 35 | \$ 22,178 | \$ 6,019,912 | 39 |
| October | | | | 38 | \$22,918 | \$8,870,683 | 55 | \$ 24,793 | \$ 6,978,700 | 34 |
| November | | | | 23 | \$11,789 | \$3,121,380 | 34 | \$ 16,974 | \$ 4,517,761 | 15 |
| December | | | | 36 | \$21,075 | \$5,581,120 | 25 | \$ 18,414 | \$ 5,378,992 | 36 |
| TOTALS | 199 | \$123,883 | \$34,281,286 | 446 | \$260,518 | \$74,190,554 | 409 | \$209,465 | \$56,312,265 | 380 |

24 single-family building permits issued for May, 2017



Tennessee Department of Transportation

will present a planning commissioner workshop on

Street Development Process

Two Locations:

July 27 at Jefferson City Fire Department from 6 to 8 pm

112 City Center Drive, Off Highway 92, City Hall Complex

OR

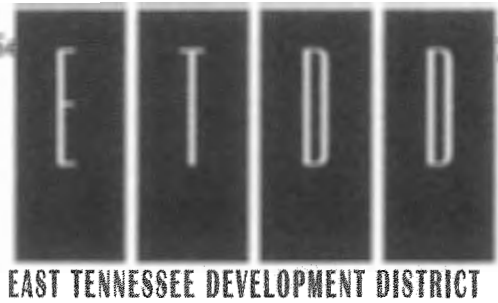
July 31 at Farragut Town Hall from 6 to 8 pm

11408 Municipal Center Drive, Farragut TN

Counts as two hours training

No Reservations Required

Need more information? Call the ETDD Planning Advisory Service at 865-273-6003



PLANNING COMMISSIONER TRAINING

Private Property Rights

with

Dan Hawk

Counts as Two Hours Training

**August 29th 6:00 to 8:00 p.m. at Jefferson City Fire Hall
112 City Center Drive, off Highway 92, 37760**

**August 31st 6:00 to 8:00 p.m. at Farragut Town Hall
11408 Municipal Center Drive, 37934
Main Meeting Room**

No pre-registration required.



Loudon County Planning Department

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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
JUNE 20, 2017
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the May 16, 2017
5. Planned Agenda Items
 - A. Variance Request, property owner lacks road frontage and buyer to build a house, applicant, Debbie Reed, B.C. Morton property, Morton Lane, Tax Map 011, Parcel 292.00, R-1, Suburban Residential District;
 - B. Variance Request of 21' from front yard setback, corner lot, applicant and property owner, Daniel Wilson, 20996 East Coast Tellico Parkway, Tax Map 059, Parcel 055.07, A-1, Agriculture Forestry District;
 - C. Special Exception to build accessory structure (2-car garage) in front yard, applicant and property owner, Alma Presley, 800 Russell Road, Tax Map 058, Parcel 020.00, A-2, Rural Residential District;
 - D. Variance Request of 7' from side yard setback to rebuild addition destroyed by tree, applicant and property owner, Brian Bean, 21612 Buttermilk Road, Tax Map 004, Parcel 001.00, A-1, Agriculture Forestry District;
 - E. Special Exception for 2nd dwelling on property and un-platted road frontage and Variance Request from rear yard setback, applicant, Bo Caldwell, property owners, Timothy and Julie Decker, 25000 Beals Chapel Road, Tax Map 028, parcel 027.00, A-2, Rural Residential District and F-1, Floodway District;
 - F. Special Exception to replace existing dwelling on property with no road frontage, applicant, Eric Nelson, Builder, property owners, Taylor Dowd and Kimberly Jenkins, 3552 Lakeland Drive, Tax Map 022, Parcel 039.01, R-1, Suburban Residential District;

G. Variance Request of 10' from side yard setback for home addition, applicant Travis Palatinus, Realty Executives Associate, 1372 Old Hickory Lane, Jackson Crossing Subdivision, Tax Map 010K, Group B, Parcel 010.00, R-1, Suburban Residential District with PUD overlay;

H. Variance Request from side yard setbacks to place home 16' from one side, 15' from the other side, applicant and property owner, Patricia Thornber, 4130 Corinth Church Road, Tax map 057, Parcel 252.0, A-2, Rural Residential District;

6. Additional public comments

7. Announcements and/or comments from Board/Commission

8. Adjournment

Morton Lane

Item A

Loudon County - Parcel: 011 292.00







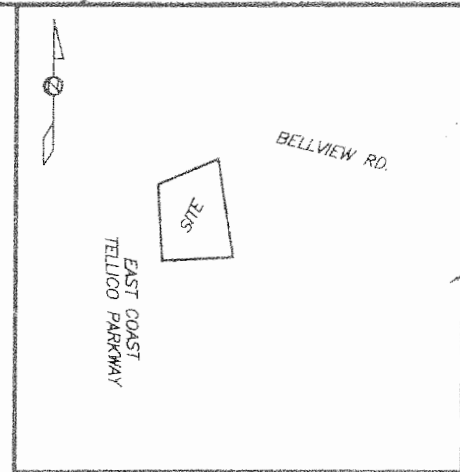
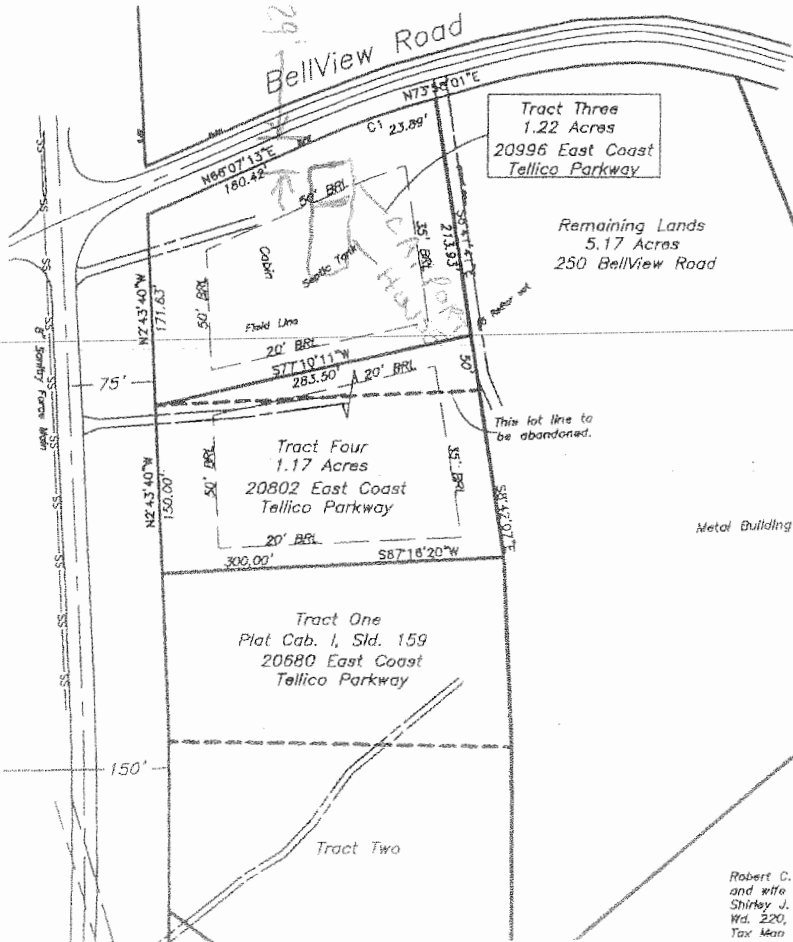
East Coast Tellico Parkway

Item B

Loudon County - Parcel: 059 055.07



| M/C | RADIUS | BEARING | DISTANCE |
|-----|---------|-------------|----------|
| 48' | 500.00' | N70°02'37"E | 88.42' |



VICINITY MAP

NOTE:
A 10' Utility and Drainage Easement is reserved along all exterior lot lines and road right of way. This Easement is to be 5' along all interior lot lines.

Revisions
February 10, 2017
Revised area of Lot 3

Robert C. Elder
and wife
Shirley J. Elder
Wd. 220, Pg. 695
Tax Map 05R

CERTIFICATION
This certifies
hereby adopt
plans or other
noted.

James L. Blevins

CERTIFICATION

I certify that
hereon, is
accuracy
COMMISSIONER
placed as
of said c

Frank B.

CERTIFICATION OF WATER

I certify that
proposed
requirements
DEPARTMENT

TASS representative

CERTIFICATION

I certify that
installed
meets requirements
HEALTH DEPARTMENT
as shown
noted.

TASS representative

CERTIFICATION

I certify that
appurtenant
installations
established
COMMISSIONER

Highway C

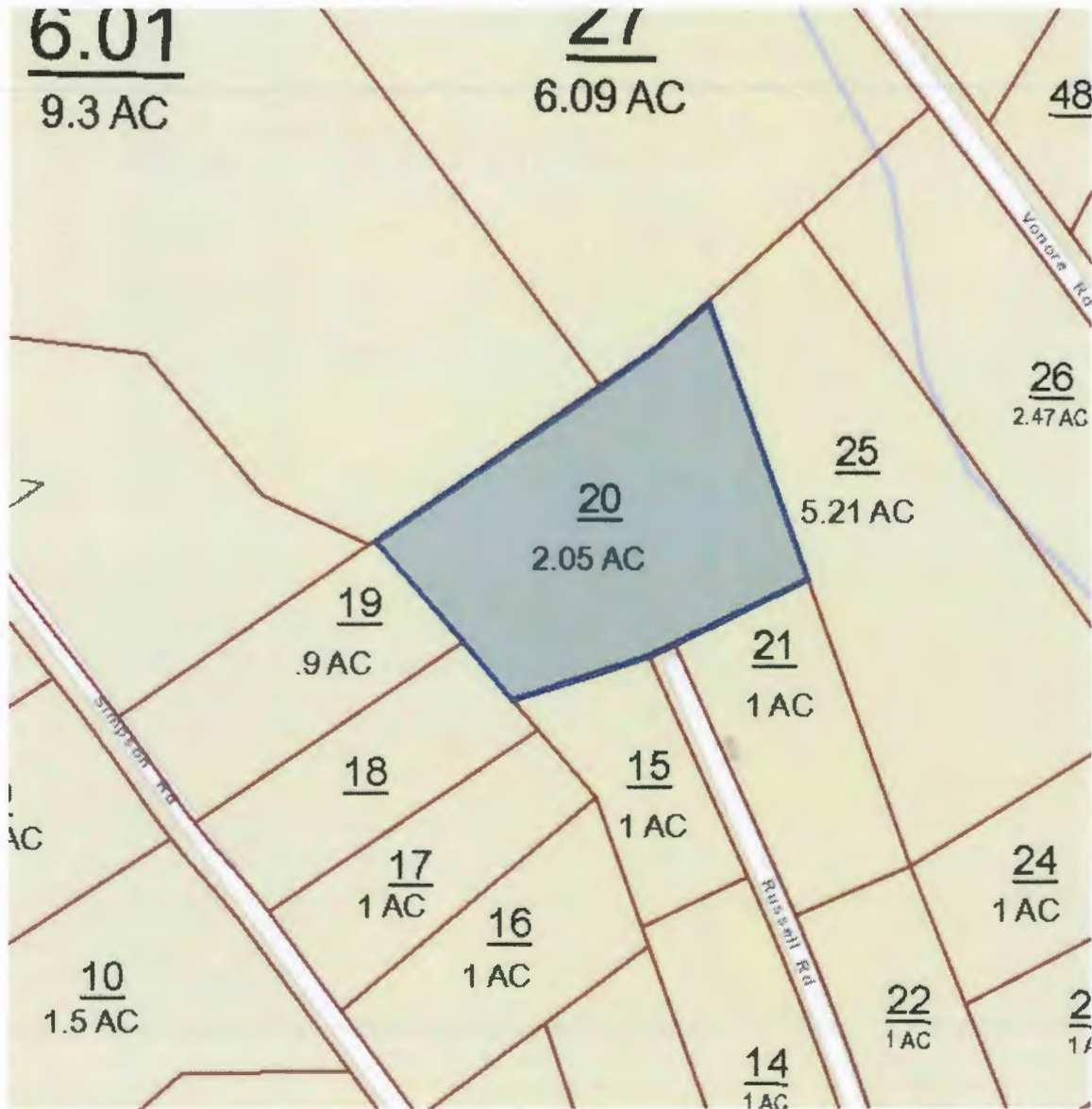
JA



Russell Road

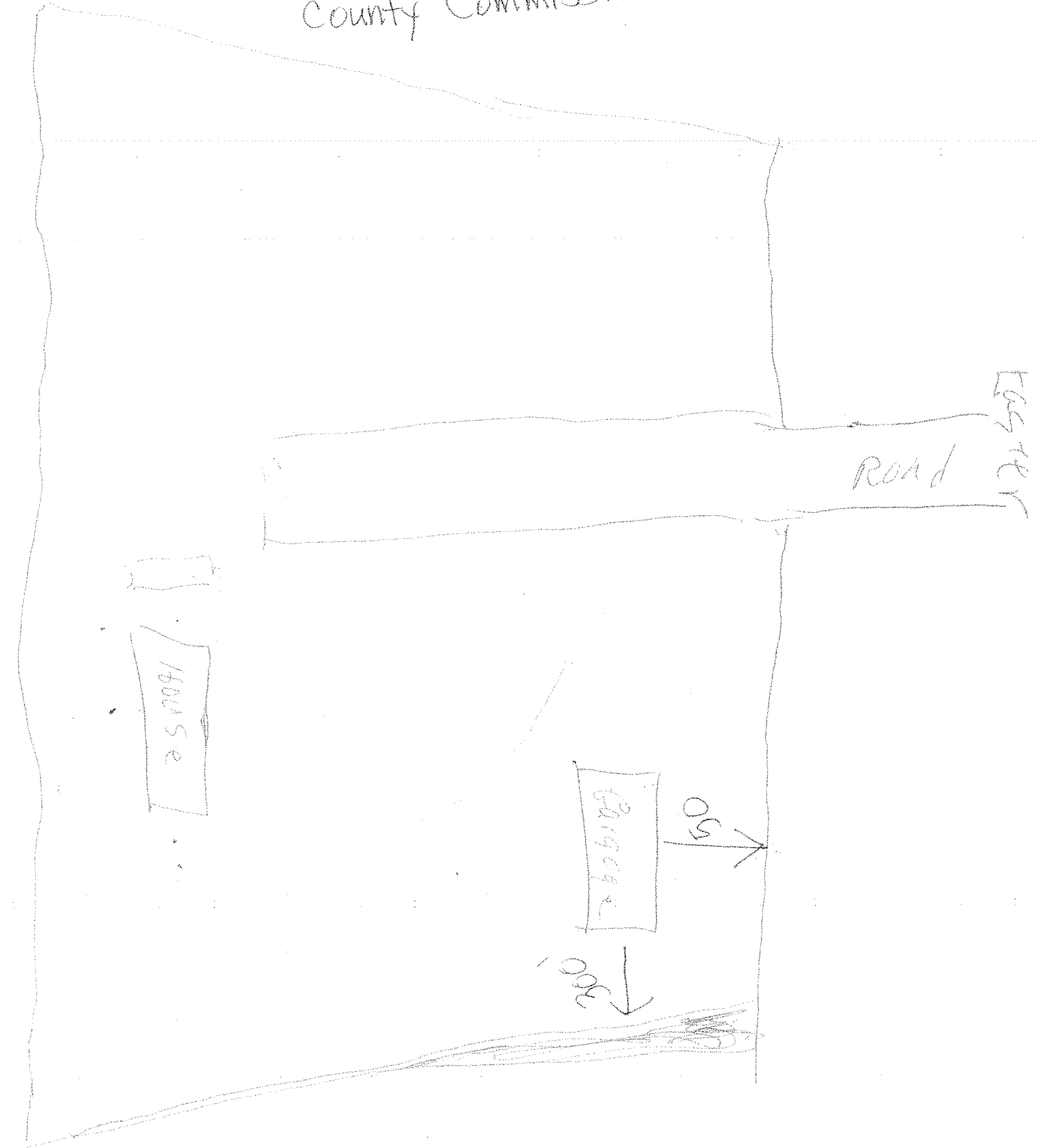
Item C

Loudon County - Parcel: 058 020.00



Board of Zoning
Meeting June 20, 2017
AT 5:30 p.m.

Courthouse Annex
County Commission Assembly Room







Buttermilk Road

Item D

Loudon County - Parcel: 004 001.00



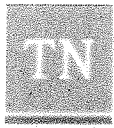


Beals Chapel

Item E

Loudon County - Parcel: 028 027.00





Tennessee Proper

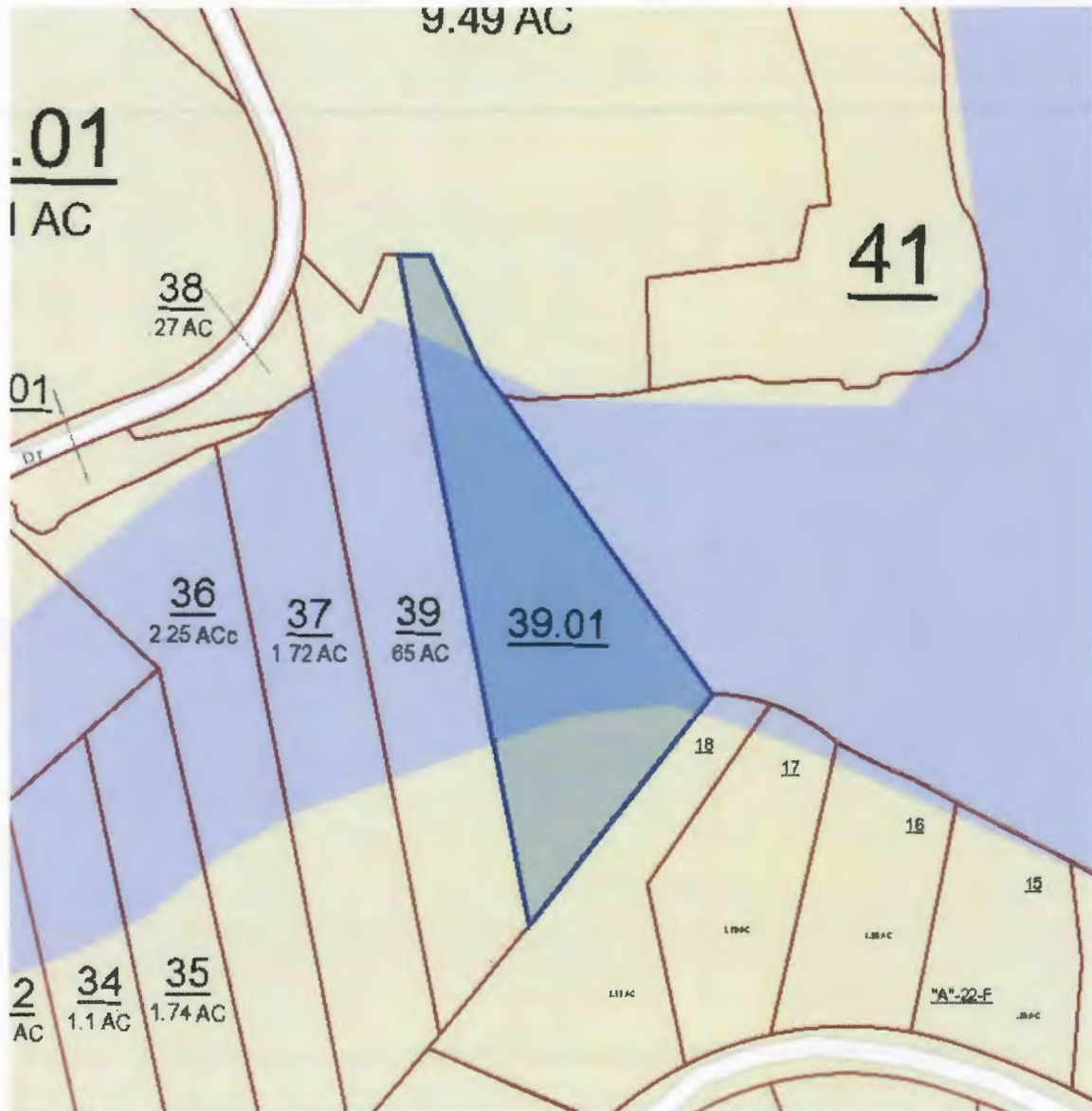




Lakeland Drive

Item F

Loudon County - Parcel: 022 039.01



NOTES:

- 1) THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BUILDABLE AREA SOUTH OF THE LAKE AND ABOVE THE 820 CONTOUR LINE.
- 2) VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3) PORTIONS OF THIS PROPERTY WHICH LIE UNDER THE LAKE OR ON THE NORTH SIDE OF THE LAKE WERE NOT SURVEYED AT THIS TIME.

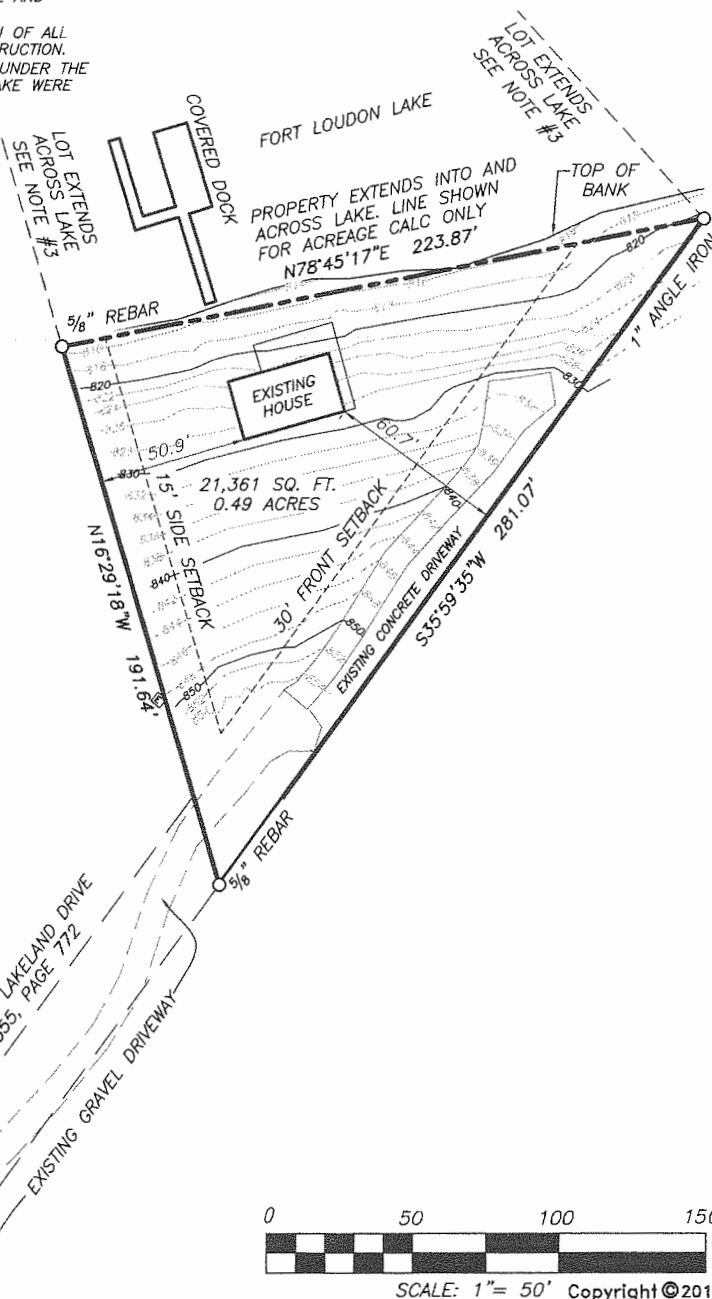


BOOK 355
PAGE 772

SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ NON-MONUMENTED POINT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ MANHOLE
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ CABLE TV
- ⊕ ELECTRIC BOX
- ⊕ TELEPHONE BOX
- FENCE LINE
- SA SANITARY SEWER
- ST STORM SEWER
- OHU OVER-HEAD UTILITIES
- ⊕ CATCH BASIN
- ⊕ CURB INLET

25' ACCESS EASEMENT TO LAKELAND DRIVE
PER DEED BOOK 355, PAGE 772



SCALE: 1" = 50' Copyright ©2017

SCALE: 1" = 50 FT.

PLAT OF SURVEY

DATE: 03/28/2017

Lot: Block: "s/d: Unit:
Deed: BOOK 355, PAGE 772 Map:
CLT Map: 022 Group: " Parcel: 039.01 Census Tract No:
County: LOUDON Dist: 2nd City: Ward:
ADDRESS: 3552 LAKELAND DRIVE
SURVEY FOR: J.E. NELSON CONSTRUCTION REFERENCE: DOWD

I hereby certify that the survey shown hereon is a Category I survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that said survey was prepared in compliance with current Tennessee Minimum Standards of Practice.

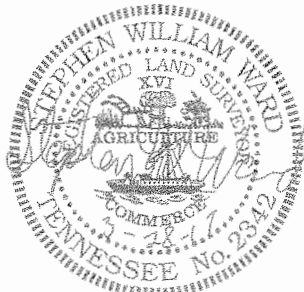
IN ACCORDANCE WITH H.U.D. FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, THIS PROPERTY IS WITHIN A FLOOD HAZARD ZONE.
REFERENCE: H.U.D. F.I.A. MAP No. 4215C01250
MAP DATE MAY 16, 2007

REVISIONS:



WARD LAND SURVEYING, LLC

ALTA-ACSM - RESIDENTIAL - COMMERCIAL - TOPOGRAPHIC - GPS
P.O. Box 30654, Knoxville, TN 37930-0654
Office: 865.690.0104 Fax: 865.622.2260



JOB # 1609009

drawn by : SWW





Item F



Old Hickory Lane

Item G

Loudon County - Parcel: 010K B 010.00





Example Garage
VIEW ONLY

FILE

MORE

SHARE



[ABOUT DOTLOOP](#) [TERMS OF USE](#) [PRIVACY POLICY](#) © 2017 DOTLOOP INC
[HELP CENTER](#) CALL 1 (513) 257-0551 MEMBER ID:

CTRL + SHIFT + S
SAVE DOCUMENT

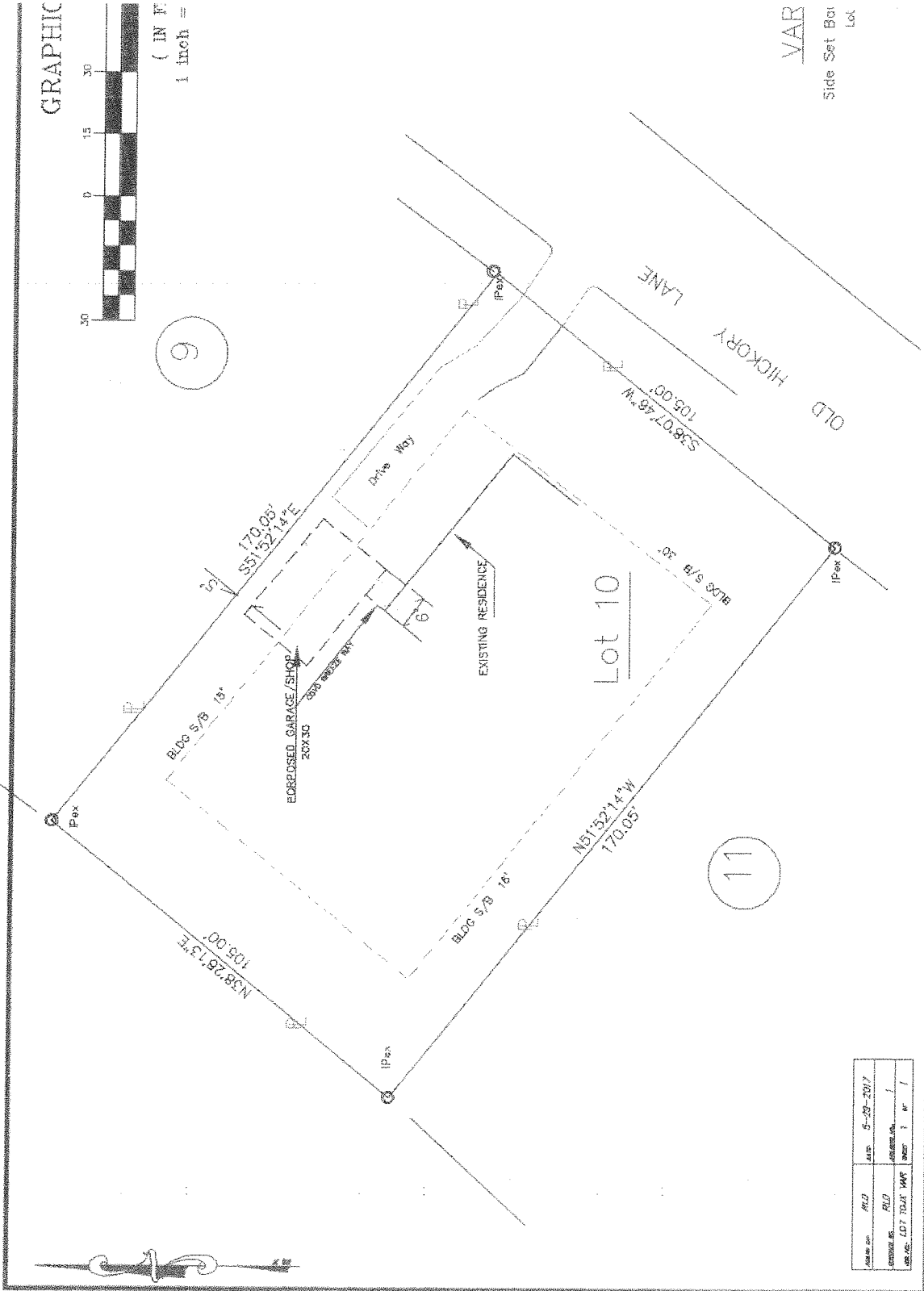
SHAKE

MORE

FILE

LotJacksonXVar.pdf

VIEW ONLY



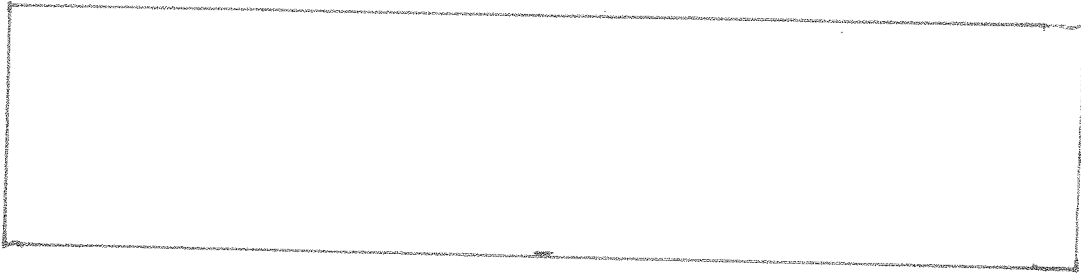
Corinth Church Road

Item H

Loudon County - Parcel: 057 252.00



Approx
← 16' →



Approx
15'
← →

Corinth Church RD.





