

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 22, 2011

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Harrison called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Geno Grubbs
- Mark Kelly
- John Laida
- George Marks
- Robert Nichols
- Bryce Powers
- Larry Rocconi

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Smithson, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Les Crocker/Mike Baker/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF:10/26/11

Mr. Harrison asked for a motion for approval of the minutes. Mr. Marks moved to approve the minutes. The motion was seconded by Mr. Laida and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 27 - 2011 APPLICANT(S): R. Gordon & Sandra A. Seay

Agent: Wade Hadley

REQUEST: AG Agricultural District
to C-1 Neighborhood Commercial District &
O-1 Office District
Residential District

LOCATION: fronting 2,500 +/- feet on the north side of Tylertown Rd. north of the Cindy Jo Dr. N & Tylertown Rd. intersection.

TAX MAP(S): 008 PARCEL(S): 004.00 ACREAGE: 17.26 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: For commercial development

Mr. Spainhoward read the case and stated that applicant requests to defer this case for 30 days.

Mr. Chris Clayman, Parade Drive, stated he was in opposition and cited traffic and drainage as his concerns.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

CASE NUMBER Z - 28 - 2011 APPLICANT(S): R, Gordon & Sandra A. Seay

Agent: Wade Hadley

REQUEST: AG Agricultural District
to R-2A Single-Family Residential District

LOCATION: fronting 2,500 +/- feet on the north side of Tylertown Rd. north of the Cindy Jo Dr. N & Tylertown Rd. intersection.

TAX MAP(S): 008 PARCEL(S): 004.00 ACREAGE: 176.63 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST:

Mr. Spainhoward read the case and stated that the applicant requests a 30 day deferral.

Mr. Chris Clayman, Parade Drive, stated that he was opposed to the rezoning and cited traffic and drainage as his concerns.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

CASE NUMBER Z - 29 - 2011 APPLICANT(S): James Goodridge

Agent: Bill Mace

REQUEST: AG Agricultural District
to R-2A Single-Family Residential District

LOCATION: fronting 730 +/- feet on the north side of E. Boy Scout Road, located 2,200 +/- feet west of the Needmore Road & E. Boy Scout Rd Intersection.

TAX MAP(S): 018 PARCEL(S): 023.01 ACREAGE: 5.00 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Property to be used for single family residences

Mr. Spainhoward read the case and gave the staff recommendation for approval. Single family is not out of character with surrounding area. Request is adjacent to R-4 zoning which is considered high density residential. Road has adequate sight distance and a LOS of A. Roadway improvements may be required at time of development.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 30 - 2011 APPLICANT(S): Kurt Brogger, Et Al

Agent: Deborah Toothman

REQUEST: R-2 Single Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: 2 parcels fronting on the west side of Old Ashland City Rd. 100+/- feet north of the Circle Dr & Old Ashland City Rd. int. and the remaining 7 parcels fronting on Watts Ct, and Circle Dr at the Watts Ct. &

TAX MAP(S): 080K-D PARCEL(S): 006.00, 007.00, ACREAGE: 2.61 CIVIL DISTRICT(S): 11th
008.00, 009.00
080K-A 009.00, 010.00, 013.00,
014.00, 015.00

REASON FOR REQUEST: Existing multi-family structures on parcels.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Increased density is not being proposed. Apparently existing structures were in place when zoning went into effect. Rezoning will bring existing structures into conformance with the zoning ordinance.

Ms. Deborah Toothman, agent, stated that the applicant needs this rezoned in order to get a loan from the bank. The bank will not lend money due to the conflicting zoning.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried with Mr. Kelly abstaining.

CASE NUMBER CZ - 15 - 2011 APPLICANT(S): Rowland Smith C/o Ted Winn

Holly Point L L C

Agent: Lawson Mabry

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: 2 Tracts located North & South of Smith Brothers Lane. West of Smith Lane & East of Bagwell Road.

TAX MAP(S): 087 PARCEL(S): 033.00 p/o, 033.03 ACREAGE: 116.56 CIVIL DISTRICT(S): 10th

REASON FOR REQUEST: For single-family development

Mr. Spainhoward read the case and gave the staff recommendation for approval. Extension of existing R-1 zone from the east. Utilities available to the site and have been approved by the Gas and Water committee. Several other single family R -1 subdivisions are developing in the area.

Mr. Lawson Mabry, agent, stated that he proposes a nice development with a pool and clubhouse. Most of the traffic will access from Highway 41-A.

Mr. Dominic Azzara, 244 Smith Lane, stated he was in opposition and cited uncontrolled growth, no planning, inadequate police, fire and ambulance services, drainage and wildlife endangerment as his concerns.

Ms. Jessica Smith, 4061 Sango Road, stated she was also in opposition and stated there are already 2000 home for sale in Montgomery County with 600 in Sango so there is no need for new houses at this time. She also cited long wait times for emergency services as her concerns too.

There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 90a - 2007 APPLICANT: Cal Mckay
REQUEST: Preliminary Plat Extension Approval of COPPERSTONE (CLUSTER)
LOCATION: North of Old Sango Road and west of Avignon Way
MAP: 082 PARCEL(S): 142.00 ACREAGE: 54.44
OF LOTS: 76 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: November 22, 2013

Approval

CASE NUMBER: S - 22a - 2008 APPLICANT: Vernon Weakley
REQUEST: Preliminary Plat Extension Approval of CHALET MANOR
LOCATION: East of Trenton Rd, South of Gibbs Ln
MAP: 032 PARCEL(S): 030.00 ACREAGE: 25.14
OF LOTS: 34 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: May 28, 2012

CASE NUMBER: S - 56 - 2011 APPLICANT: Bill MAce
REQUEST: Final Plat Approval of AUTUMN CREEK VILLAGE SECTION 1
LOCATION: North of Boy Scout Road, West of Needmore Road and south of Jackie Lorraine Drive
MAP: 018 PARCEL(S): 022.00 (p) ACREAGE: 12.88
OF LOTS: 32 CIVIL DISTRICT(S): 2nd

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 64 - 2011 APPLICANT: Mark Grant
REQUEST: Final Plat Approval of FOX CROSSING SECTION 1C (ORDINANCE 69
-2004-2005)
LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road
MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 36.23
OF LOTS: 117 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 67 - 2011 APPLICANT: Holly Point LLC
REQUEST: Final Plat Approval of COPPERSTONE SECTION 1 CLUSTER
LOCATION: North of old Sango Road, south of Trough Springs Road
MAP: 082 PARCEL(S): 142.00 ACREAGE: 22.20
OF LOTS: 33 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 68 - 2011 APPLICANT: Marvin C. Pitts
REQUEST: Preliminary Plat Approval of MARVIN C. PITTS PROPERTY GUTHRIE
HIGHWAY LOT 1
LOCATION: At the intersection of Solar Way and Guthrie Highway
MAP: 016 PARCEL(S): 010 ACREAGE: 1.28
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit ing or other dis
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S - 69 - 2011 APPLICANT: Madison Street Commons LLC (Contact Anne
Nicholas Weis)
REQUEST: Final Plat Approval of MADISON STREET COMMONS OUTLOTS 1-3
LOCATION: Northwest of the intersection of Madison Street and Memorial Drive
MAP: 080B PARCEL(S): B 018.00 ACREAGE: 3.63
OF LOTS: 3 CIVIL DISTRICT(S): 11 & 12
STAFF RECOMMENDATION: Defer for 30 days

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 70 - 2011 APPLICANT: Chris Blackwell
REQUEST: Preliminary Plat Approval of SEVEN MILE ESTATES
LOCATION: East of Marthas Chapel Road and south of Seven Miles Ferry Road
MAP: 123 PARCEL(S): 061.00 ACREAGE: 19.562
OF LOTS: 10 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S - 71 - 2011 APPLICANT: James V. Weakley
REQUEST: Preliminary Plat Approval of WINDCHASE FINAL PUD PLAN
LOCATION: Southeast of the intersection of Whitfield and Needmore
MAP: 032 PARCEL(S): 060.00 ACREAGE: 4.40
OF LOTS: 50 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Preliminary Plat & Final PUD Plan Approval, subject to the following condition(s):

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S - 72 - 2011 APPLICANT: Arther Reynolds
REQUEST: Replat Approval of REPLAT OF FIELDS OF NORTHMEADE
SECTION 4C LOTS 660-662
LOCATION: Northeast of the intersection of Sikorsky Lane and Apache Way
MAP: 007 PARCEL(S): 001.07 ACREAGE: 1.58
OF LOTS: 3 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Replat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 73 - 2011 APPLICANT: Durrett Investments
REQUEST: Final Plat Approval of ELDO'S CHASE (PREVIOUSLY FARM AT WEST CREEK)
LOCATION: West of Peachers mill Road and north of West Creek Coyote Trail
MAP: 018 PARCEL(S): 035.03 ACREAGE: 2.15
OF LOTS: 14 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 74 - 2011 APPLICANT: Nick Dattilo
REQUEST: Final Plat Approval of TIMBER RIDGE SECTION 1
LOCATION: East side of Evans Road, south Batts Lane, and south and west of Columbia Street
MAP: 029 PARCEL(S): 052.01 ACREAGE: 11.28
OF LOTS: 30 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: MP - 72 - 2011 APPLICANT: Peter Bottof
REQUEST: Replat Approval of REPLAT OF PORT ROYAL ESTATES SECTION 1 LOT 13
LOCATION: South of Miramare Lane, east of and adjacent to Trieste Trail
MAP: 0600 PARCEL(S): A 013.00 ACREAGE: 1.89
OF LOTS: 1 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 73 - 2011 APPLICANT: Rick Reda
REQUEST: Replat Approval of REPLAT OF FIELDS OF NORTHMEADE SECTION 4C LOT 647 & 648
LOCATION: North of the intersection of Apache and Raven
MAP: 007G PARCEL(S): 013.00 & 014.00 ACREAGE: .94
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 75 - 2011 APPLICANT: F & C Realty

REQUEST: Minor Plat Approval of F & C REALTY TELECOMMUNICATIONS
TOWER FALL ZONE, GRATTON ROAD

LOCATION: East side of Gratton Road, south and west of the intersection of the Gratton Road and Ashland City
Road Intersection

MAP: 089 PARCEL(S): 012.00 ACREAGE:

OF LOTS: 0 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Harrison stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

Mr. Brad Parker read the cases and asked for endorsement of cases MP-72-2011, MP-73-2011 and MP-75-2011.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 34 - 2011 APPLICANT: CUMBERLAND LAND DEVELOPMENT, LLC

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: THE COMMONS RV PARK

PROPOSED USE: RV PARK

LOCATION: 2515 ROLLOW LANE

MAP: 039,025.08(P) ACREAGE: 39.07

CIVIL DIST.: 1

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Officer.
 2. Approval of all drainage, grading and water quality plans by the County Building and Codes Department.
 3. Approval of a landscape plan, to include the addition of a "D" buffer, with an 8 ft. wooden privacy fence along the south property line (along church property). The entire buffer along the east property line of the RV park will be installed during the first phase. The south buffer will be installed during Phase 2.
 4. Submittal to and approval by the Montgomery County Health Department of the final site plan meeting all applicable requirements as set forth in the Tennessee Department of Health, Chapter 1200-2-5 regulations pertaining to Organized Camps.

Ms. Russell read the case and gave the staff recommendation. The Montgomery County Board of Zoning Appeals met regarding this issue and determined that this use was allowed in C-5 zoning. The travel trailers are only allowed for 30 consecutive days and only 60 days in a 12 month period.

See attached discussion.

Regional Planning Commission (RPC) meeting November 22, 2011
SR-34-2011: The Commons RV Park

Mike Harrison stated that the Montgomery County Board of Zoning Appeals (BZA) had met on November 10, 2011. The Board ruled that this use is permitted under the C-5 zone. The Board agreed with the Building Commissioner, Rod Streeter (with the advice from the county attorney, Austin Peay) regarding occupancy limits. Mr. Harrison then opened the public hearing.

In Favor:

Mitchell Ross, attorney for the applicant, mentioned that this was the third time they have come before the Planning Commission seeking approval of their site plan. During that time, they had deferred for one month while the adjoining property owners went before the Board of Zoning Appeals to try and stop their development. They asked that the RPC approve the site plan as presented, with the conditions noted by the staff. They have tried to accommodate the staff's requests. His clients are agreeable to those conditions.

In Opposition:

Pat Long, 1476 Hollis Ridge, Stones Manor subdivision, (See attached handout) stated there were two commercial enterprises that would be affected by the RV Park: Life Point Church and 4-H complex facility. The residential locations that would be affected are the Dyer farmhouse and the Farmington, Hickory Wild, and Stones Manor subdivisions. He requested the RPC pay close attention to the aesthetics of the surrounding neighborhoods. Typically, the entrances to the subdivisions are made out of stone and brick, with landscaping. All are well maintained. The typical construction of the houses are upscale with a minimum of vinyl siding.

He noted the list of current RV Parks in the area that are shown in the handout: the first being the Red River RV Park. He stated this would be what they would be looking at for the Commons RV Park. He referred to pictures of the Spring creek campground. He stated that based upon the plan submitted before the Commission, there were no indications that it would be anything different. He begged the question of what the Commons RV Park would look like.

He then referred to the C-5 zone and the prohibited uses listed. He asked for further clarification on whether the 30/60 day restriction referred to people or vehicles. Mr. Harrison stated that it referred to the vehicles. Mr. Long asked that consideration be given to the "no residential" uses listed in the C-5 zone. He asked that if it was to be deemed a residential use then it should be prohibited. He stated that as shown in the photographs, the structures in the current RV parks, as currently being used, were clearly residential and therefore should be prohibited.

He then referenced the sentence of the zoning resolution concerning "incompatible with the character of the district". Stated there was a specific level of aesthetics in the three neighborhoods and the adjoining church. The adjoining residents were asking that the

RV park match or exceed these standards. At a minimum, for the entrance and overall general appearance of the park to blend in with the adjoining neighborhoods.

There are concerns about runoff issues, water and drainage problems. He stated that if the Commission did nothing else that they at least learn from history. He believed that a mistake was made in the way the 4-H arena and the Farmington subdivision were put together. He mentioned the 6 foot tall metal fence placed approximately 8 inches away from home owners' personal fences that the 4-H had installed. He requested that this not be allowed to re-occur with this proposed property.

If the RPC were to accept the staff's recommendation for approval, then the residents would like consideration of the reasonable requests as outlined on the final page of the handout. They specifically referred to item 10. They were issues with the 24 hour manager. They would like the assurance of knowing there was someone on-site monitoring what was going on.

George Dean, representative for the Farmington HOA, mentioned talking with Mr. Streeter after the BZA meeting about the consideration to remove the vacation travel park from the C-5 section of the zoning resolution. He realized it would not help stop this proposal. He noted the C-5 was backing up to R-1 residential, with a fairly high intense use being proposed is detrimental to the adjoining property owners. He stated the BZA determination of the 30/60 split was helpful. He believed the Planning Commission did have it in their power to turn the site plan down. His clients believed it to be more of a permanent residential use as opposed to a true vacation travel park. He stated that the original application was significantly different from what they were looking at today. This led his clients to believe that it would be more of a permanent residential use than a true vacation travel park. He further stated he believed there is still a real question as to what is going on and that the RPC could turn it down for the basic reason that it is incompatible with the surrounding uses.

Rebuttal:

Mitchell Ross stated the plan was changed only to meet the terms of the staff. They are not asking for permanent residential. This is not what this is about. It is zoned C-5 and the use is permitted in C-5. His clients deferred for a month so that the BZA could hear it; they heard it and determined that this is an allowable use in C-5 district. They are not trying to go against what is in the zoning resolution. They are trying to comply with it. They have submitted a site plan that does comply and would like approval.

Robert Nichols asked if the buffer will be horse shoe shaped, along three sides. Would they be agreeable to placing a buffer along the church property.

Mitchell Ross stated that eventually the buffer will be wherever it adjoins someone else's property as indicated on the site plan. It will have an eight foot high fence. The buffer they are required to use is the densest buffer.

Mike Harrison asked if there was a buffer to be located along the property abutting the church.

Mitchell Ross stated that is not shown along that side. They are putting the buffer where it is required per the resolution.

Robert Nichols made a motion to accept the site plan with the additional buffer located along the church property. Geno Grubbs seconded the motion.

Mike Harrison stated that clarification was needed as to when the buffers would be installed. Would they be installed in phases? Or at the beginning?

Ms. Russell stated that it was the staff's opinion that the buffers be installed at the beginning, not according to the phases. Mr. Harrison stated that the motion would need to be amended if it were the wish of the RPC to have the buffers installed at the beginning or as the phases were completed.

David Riggins clarified that buffers are usually installed as the phases are completed unless it were otherwise specified. If it were their preference to see the buffers installed all at once, then it would need to be noted.

Mitchell Ross stated that his clients would prefer to do it in stages. If only stage one was completed then for economic reasons they would only want to install that portion of the buffer.

A general discussion followed among the Planning Commissioners, with Mitchell Ross and George Dean present.

Robert Nichols stated that he would like to amend his motion. On the phase 1 construction to extend the buffer and privacy fence the entire length of the Farmington side. He requested that the site plan be altered to reflect this request. Geno Grubbs seconded the motion.

Mike Harrison restated the motion: The Motion before the Commission would be for approval, with a privacy fence and D buffer to be installed at the beginning of phase 1 that would run the whole length of Farmington subdivision, not just the phase 1 section but the entire length of the east property line. At phase 2, it would go from the corner, along the south property line, next to the church. Phase 3 would border the Dyer property, and be the property closest to Rollow Lane. There would be three phases of fencing and D buffers.

Motion passed unanimously.

(rcr)

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR -39 -2011 APPLICANT: THE VININGS AT GREENCASTLE, L.P.
Agent: Vantage Development, Llc

DEVELOPMENT: THE VININGS AT GREENCASTLE

PROPOSED USE: MULTI FAMILY

LOCATION: 2675 WILSON ROAD

MAP: 081, 033.00 (P) ACREAGE: 7.75

CIVIL DIST.: 11

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Officer.
 2. Approval of all drainage, grading and water quality plans by the City Street Department.
 3. Approval of a Traffic Impact Study b the City Traffic Engineer.
 4. Approval from the Fire Department
 5. Approval of a landscape plan.

Note: All necessary drainage, street/road improvements must be in place and operational prior to issuance of any Certificates of Occupancy.

CASE NUMBER: AB -4 -2011 APPLICANT: JOHN T. ROCHFORD
Agent: Bill Morton

DEVELOPMENT: JOHN T. ROCHFORD

PROPOSED USE: ABANDONMENT

LOCATION: CURRENT ROAD

MAP: NORTH OF 016-H-A-055.00 AND ACREAGE: 0.86 +/-

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CONDITIONS: Pending further information.

PLANNING COMMISSION ACTIONS: Mr. Harrison stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for SR-39-2011.

Ms. Russell read the cases and gave the staff recommendation.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Riggins explained that budget information was distributed in their packets and he asked for their endorsement. There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

B. RPC MEETING DATES: ZONING REVIEW MEETING FOR DECEMBER - THURSDAY, DECEMBER 22, 2011, 10:00 A.M. (TENTATIVE TIME).
RPC MEETING, WEDNESDAY, DECEMBER 28, 2011, 2:00 P.M.

VII. ADJOURNMENT:

The meeting was adjourned at 2:30 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR