

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 23, 2010

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- Robert Nichols
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, 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 Cowen, City Street Department
- Les Crocker/Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire D
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 10/27/2010

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 25 - 2010 APPLICANT(S): Harry Crocker
Robert Schutz

REQUEST: R-1 Single Family Residential District
to R-5 Residential District

LOCATION: On the north side of East Old Ashland City Road 350+/- feet south east of the East Old Ashland City Road & Windham Drive intersection.

TAX MAP(S): 088 PARCEL(S): 015.00 ACREAGE: 17.59 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Property is to be utilized for upscale condos.

Mr. Spainhoward read the request and gave the staff recommendation for approval. R-5 zoning request allows for increased density while requiring units be developed as townhouses for single family ownership. A minimum of 15% of the acreage will be required to be set aside for common open space for the development. A homeowners association will be required for the development. Increased density should be encouraged where adequate infrastructure is available. Mr. Spainhoward also stated that the staff has received no public comments in reference to the R-5 request.

Mr. Billy Ray Suiter, agent, stated that this development will be similar to Peartree Subdivision.

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

CASE NUMBER Z - 27 - 2010 APPLICANT(S): Ben Robert Weakley
Agent: Roger Maness

REQUEST: R-1 Single Family Residential District
to O-1 Office, Medical, Institutional & Civic District

LOCATION: at the intersection of Memorial Drive and Pond Apple Road, in the east margin of Pond Apple Road and north the margin of Memorial Drive.

TAX MAP(S): 064 J-B PARCEL(S): 009.00 & 010.00 ACREAGE: 1.1 +/- CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Office development.

Mr. Spainhoward read the request and gave the staff recommendation for approval. This proposal would be an extension of an existing O-1 zoning to the west. The proposal would allow for transitional area between the single family homes and the school property to the south. It would also buffer homes from the increasing traffic along Memorial Extension. A "B" landscape buffer will be required along the northern and eastern boundary of the subject parcels.

Mr. Roger Maness, agent, stated that restrictive covenants have been added by opposition and added that he was present to answer any questions.

Mr. Norris stated that restrictive covenants are a civil matter and nothing that the Planning Commission can act on.

Mr. Jim Schacht, adjacent property owner, stated that when he bought his property the area was to be residential. Mr. Jim Hancock, adjacent property owner, stated that he is representing the Ruffolphtown Homeowner Association. He stated that the property should remain residential.

There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Ms. Larson. Those voting for approval were Ms. Larson, Mr. Harrison and Mr. Grubbs. Mr. Norris asked for a show of hands against and Mr. Laida, Mr. Nichols and Mr. Thomas voted for disapproval. Mr. Norris then cast his vote to break the tie and he voted for disapproval. The case was disapproved. Mr. Grant abstained from the vote and left the meeting at the beginning of the discussion due to a conflict of interest.

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

CASE NUMBER Z - 28 - 2010 APPLICANT(S): Ralph A. Mackens

REQUEST: R-1 Single Family Residential District
to R-4 Multiple Family Residential District

LOCATION: in the northeast corner of Ashland City Rd. (41-A Bypass) and Old Seven Mile Ferry Road Intersection, including additional parcels fronting on North Seven Mile Ferry Road.

TAX MAP(S): 079L-B PARCEL(S): 007.00 & 008.00 ACREAGE: 7.1 +/- CIVIL DISTRICT(S): 12
p/o, 008.01, 009.00

REASON FOR REQUEST: Multi-family would seem to be best use of this space - townhouses.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Infill development with increased density is encouraged by the adopted Land Use Plan. Proposed R-4 zoning will provide a good transition from Commercial to Multifamily to Single Family Development. Adequate utilities are available for the area and infill development should be encouraged where utilities are already available.

Mr. Ralph Mackens, applicant, stated that he was present to answer any questions. Mr. Mackens added that he has a petition in favor of his request.

Mr. Glen Eaton, adjacent property owner, stated that he was in opposition and stated that the roads are narrow and dangerous and there have been many accidents. Ms. Loretta Wynne, adjacent property owner, stated that she is also in opposition and cited the rezoning being detrimental to entire community. There were seven others present in opposition.

There being no more discussion Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Harrison. The motion for approval failed and disapproval carried 4 to 3.

CASE NUMBER CZ - 15 - 2010 APPLICANT(S): Robert Combs

Danell Welch

REQUEST: R-1 Single Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: south of the Old Sango Rd. & Avigon Way intersection fronting on the south side of Old Sango Road 140 +/- feet.

TAX MAP(S): 082 PARCEL(S): 148.00 ACREAGE: 0.98 +/- CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Commercial development.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. While there are properties that are currently zoned C-5 in the area, this portion of Old Sango Road is adjacent to single family residences in the area. This parcel does not front on Highway 41-A. Many of the other commercial zoned properties in the area have direct frontage to Highway 41-A. Any use for this parcel would access from Old Sango Road. Based on undeveloped commercial property in the immediate area it does not appear that additional commercial zoning is needed. Adjacent property to the east was a rezoned from C-5 to R-1 single family last month.

Mr. Danell Welch, agent, stated that he wants to use this as office space.

Mr. Randy Smith, adjacent property owner, stated that there is significant traffic already on the road and this was not an appropriate place for commercial zoning.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 73A - 90 APPLICANT:
REQUEST: Final Plat Approval of SOUTH RICHAVEN ROAD - (VOIDED 11/23/2010)
LOCATION:

MAP: PARCEL(S): ACREAGE: 1.63

OF LOTS: 0 CIVIL DISTRICT(S):

STAFF RECOMMENDATION: Void of the Final Plat.

South Richaven Road Plat received final plat approval on August 28, 1990 and was never recorded. Case number S-68-2010 will supercede this road dedication plat.

CASE NUMBER: S - 28a - 2005 APPLICANT: ROCHFORD REALTY
REQUEST: Preliminary Plat Extension Approval of RESERVE AT OAKLAND (PREVIOUSLY CALLED OAKLAND ESTATES (CLUSTER))

LOCATION: OAKLAND ROAD AT CURRENT ROAD

MAP: 016 PARCEL(S): 001.00 ACREAGE: 202.62

OF LOTS: 609 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: November 23, 2012

CASE NUMBER: S - 22 - 2010 APPLICANT: Marshall Ross (j & N Enterprises)
REQUEST: Final Plat Approval of OLD SPEES ACRES, SECTION 1

LOCATION: East of Liberty Church Road and south of Sunshine Drive

MAP: 044 PARCEL(S): 080.00 and 080.01 ACREAGE: 3.32

OF LOTS: 8 CIVIL DISTRICT(S): 8 and 3

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

CASE NUMBER: S - 50 - 2010 APPLICANT: Cumberland Land Development, LLC
REQUEST: Final Plat Approval of INDUSTRIAL COMMONS SECTION 1A FINAL PLAT

LOCATION: North of Rossvie Road, east of and adjacent to Rollow Lane

MAP: 039 PARCEL(S): 025.08 ACREAGE: 2.98

OF LOTS: 2 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 51 - 2010 APPLICANT: Cumberland Land Development, LLC
REQUEST: Final Plat Approval of INDUSTRIAL COMMONS SECTION 1B FINAL
PLAT

LOCATION: North of Rossvie Road, east of and adjacent to Rollow Lane

MAP: 039 PARCEL(S): 025.08 ACREAGE: 20.56

OF LOTS: 15 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 57 - 2010 APPLICANT: GC Land Development
REQUEST: Final Plat Approval of BOYER FARMS SECTION I

LOCATION: West of Dunlop Lane & South of Charles Bell Road

MAP: 34 PARCEL(S): 50.14, 50.16 ACREAGE: 28.88

OF LOTS: 28 CIVIL DISTRICT(S): 1st

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

CASE NUMBER: S - 58 - 2010 APPLICANT: Durrett Investments Co
REQUEST: Preliminary Plat Approval of DURRETT PROPERTY (ENHANCE ZONING ORD
69-2004-2005)

LOCATION: West of Peachers Mill Road and south of Coyote Drive

MAP: 018 PARCEL(S): 035.03 ACREAGE: 229.5

OF LOTS: 410 CIVIL DISTRICT(S): 3

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

1. Approval by the City Street Department of all road, 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.
2. 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.
3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: S - 63 - 2010 APPLICANT: J & N Enterprises, Inc.
REQUEST: Final Plat Approval of TRACY LANE ESTATES

LOCATION: South of 101st West of Pea Ridge Road & East of Whitfield Road

MAP: 041 PARCEL(S): 042.01 ACREAGE: 16.75

OF LOTS: 42 CIVIL DISTRICT(S): 6th

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 64 - 2010 APPLICANT: Batson East Land Company, Inc
REQUEST: Final Plat Approval of BATSON EAST-LAND COMPANY PHASE 2
LOCATION: Immediately west of the southwesterly intersection of South Hampton Place and Wilma Boulevard
MAP: 032 PARCEL(S): 013.02 ACREAGE: 1.58
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 65 - 2010 APPLICANT: James P. Markham
REQUEST: Final Plat Approval of BRAXTON'S RUN
LOCATION: West side of Port Royal Road just south of the TN/KY state line
MAP: 010 PARCEL(S): 016.01 and 016.02 ACREAGE: 20.008
OF LOTS: 14 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 66 - 2010 APPLICANT: Eubank LLC
REQUEST: Preliminary Plat Approval of CONVERGYS WAY AND EUBANK DRIVE ROW DEDICATION
LOCATION: Located on the south side of Highway 79 at Averitt Drive
MAP: 054 PARCEL(S): 011.03 ACREAGE: 5.78
OF LOTS: 0 CIVIL DISTRICT(S): 7

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

- 1. Approval by the City Street Department of all road, 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.
- 2. 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.
- 3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 4. Water line extension along with at least 2 additional fire hydrants along Eubank Drive as discussed with Greg Maxwell and Chief William's on the day of the review meeting (11/16/2010). These must be installed/bonded by the time of final plat approval.
- 5. A waiver for the construction of sidewalks must be issued from the Street Department prior to final plat approval.

VARIANCES REQUESTED: Variance to allow a block length in excess of the 1500' maximum for Eubank Drive. The reasoning for the request is due to topography on the south and west side and the potential for future development on the north side which could create the need for a

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 67 - 2010 APPLICANT: Suzanne Young Parker
REQUEST: Final Plat Approval of MEADOW LANE, SECTION E
LOCATION: South of the intersection of Sequoia Lane & Pea Ridge Road
MAP: 041 PARCEL(S): 107.02 (portion) ACREAGE: 3.31
OF LOTS: 4 CIVIL DISTRICT(S): 6th
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 68 - 2010 APPLICANT: Rufus S. Johnson
REQUEST: Preliminary Plat Approval of RICHAVEN AND R. JOHNSON DRIVE ROW
DEDICATION (PREVIOUSLY CALLED JOHNSON
LOCATION: Between Memorial Drive and Highway 76
MAP: 081 PARCEL(S): 061.02 ACREAGE: 39.73
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

- 1. Approval by the City Street Department of all road, 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.
- 2. 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.
- 3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 4. A Traffic Study will be required prior to Construction plan approval.
- 5. The existing Rufus Johnson Road will need to be renamed.

CASE NUMBER: S - 69 - 2010 APPLICANT: Edgoten LLC
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 1A
LOCATION: Southside of Tynytown Road between Pearchers Mill and Allen Road
MAP: 007 PARCEL(S): 16.00 ACREAGE: 91.61
OF LOTS: 63 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 70 - 2010 APPLICANT: B & S Development
REQUEST: Final Plat Approval of HIGHPOINT BUSINESS PARK SECTION 2
LOCATION: North of west Dunbar Cave, on Industrial Drive
MAP: 056 PARCEL(S): 002.02 ACREAGE: 6.28
OF LOTS: 8 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 71 - 2010 APPLICANT: Hickory Wilds, LLC
REQUEST: Final Plat Approval of HICKORY WILD SECTION 2A, CLUSTER
LOCATION: North of Rossvie Road, east of Dunlop Lane, east of and adjacent to John Dike Tyler Boulevard
MAP: 039 PARCEL(S): 016.05, 016.06 ACREAGE: 10.01
OF LOTS: 24 CIVIL DISTRICT(S): 1st
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 72 - 2010 APPLICANT: Fulton Wilson
REQUEST: Final Plat Approval of PROGRESS PROPERTIES LOTS 16 & 16A
LOCATION: North of Industrial Park Road and east of and adjacent to Alfred Thun Road
MAP: 033J PARCEL(S): A 019.00 ACREAGE: 4.32
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 73 - 2010 APPLICANT: Oakland Land, LLC
REQUEST: Final Plat Approval of RESERVE AT OAKLAND, PHASE 2 (CLUSTER)
LOCATION: East of the Oakland Rd. and Current Road intersection
MAP: 016 PARCEL(S): 001.00 ACREAGE: 19.21
OF LOTS: 60 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 74 - 2010 APPLICANT: Oakland Land, LLC
REQUEST: Final Plat Approval of RESERVE AT OAKLAND, PHASE 3 (CLUSTER)
LOCATION: East of the Oakland Rd. and Current Road intersection
MAP: 016 PARCEL(S): 001.00 ACREAGE: 9.39
OF LOTS: 32 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: MP - 41 - 2010 APPLICANT: Goad Construction
REQUEST: Replat Approval of REPLAT OF LOT 56 BELLSHIRE SECTION B-2
LOCATION: South side of Bellshire Drive
MAP: 081G PARCEL(S): G 017.00 ACREAGE:
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 64 - 2010 APPLICANT: Howard abernathy
REQUEST: Final Plat Approval of HOWARD ABERNATHY PROPERTY SEVEN
MILES FERRY ROAD LOT 1
LOCATION: .80 miles north of Salem Road on seven mile ferry road
MAP: 089 PARCEL(S): 033.00 and 034.00 ACREAGE: 3.73
OF LOTS: 1 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 85 - 2010 APPLICANT: Meadow Wood Park
REQUEST: Replat Approval of REPLAT OF PROFESSIONAL PARK COMMONS
LOTS 8 AND 9 (NEAR PROFESSIONAL PARK
LOCATION: South of Dunlop Lane, west of and adjacent to Professional Park Drive
MAP: 040G PARCEL(S): A 008.00 and 009.00 ACREAGE: 2.01
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 91 - 2010 APPLICANT: Greater Missionary Baptist Church
REQUEST: Final Plat Approval of MINOR PLAT OF THE GREATER MISSIONARY
BAPTIST CHURCH PROPERTIES
LOCATION: This property is located at 442 and 450 Ringgold Road
MAP: 030 PARCEL(S): 037.00, 038.00, and 044.00 ACREAGE: 22.35
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval

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

Mr. Parker read the cases and asked for endorsement of cases MP-41-2010, MP-64-2010, MP-85-2010 and MP-91-2010.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -36 -2010 APPLICANT: ST. BETHLEHEM METHODIST CHURCH

Agent: James C. Fielder

DEVELOPMENT: ST. BETHLEHEM UNITED METHODIST CHURCH

PROPOSED USE: ACTIVITIES BUILDING

LOCATION: 2201 OLD RUSSELLVILLE PIKE

MAP: 041, 99.00 ACREAGE: 4.06 +/-

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utilities by the Office of the City Engineer.
 2. Approval of all grading and drainage plans by the Street Department.

CASE NUMBER: SR -37 -2010 APPLICANT: AT & T

Agent: Kathy Kelly-jacobs

DEVELOPMENT: AT & T / BRIGGS

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 4139 ASHLAND CITY ROAD

MAP: 104, 077.00 ACREAGE: 20.05 +/-

CIVIL DIST.: 15

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

CASE NUMBER: SR -38 -2010 APPLICANT: DESIGN AND ENGINEERING, INC.

Agent: Trisha Wise

DEVELOPMENT: THE PRESERVE

PROPOSED USE: BUFFALO WILD WINGS RESTAURANT

LOCATION: 110 SOUTH HAMPTON PLACE

MAP: 032, 13.02 (P) ACREAGE: 1.56 +/-

CIVIL DIST.: 2

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

- CONDITIONS:**
1. Approval of all utilities by the Office of the City Engineer.
 2. Approval of all grading, drainage and water quality plans by the Street Department.
 3. Subdivision plat completed.

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

CASE NUMBER: SR -39 -2010 APPLICANT: EDDIE BURCHETT
Agent: Cal Mckay

DEVELOPMENT: NEW SOUTH/HWY 76
PROPOSED USE: OFFICE/RETAIL
LOCATION: 1011 HWY 76
MAP: 063-P-C-12.00 & 13.00 ACREAGE: 1.93 +/-
CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utilities by the Office of the City Engineer.
 2. Approval of all grading, drainage and water quality plans by the Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Minor plat completed.

CASE NUMBER: SR -40 -2010 APPLICANT: RUFUS S. JOHNSON III
Agent: Cal Mckay

DEVELOPMENT: R. JOHNSON PROPERTY
PROPOSED USE: COMMERCIAL/RESIDENTIAL
LOCATION: RUFUS JOHNSON ROAD
MAP: 064, 58.00 (P) ACREAGE: 10.30 +/-
CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utilities by the Office of the City Engineer.
 2. Approval of all grading, drainage and water quality plans by the Street Department.
 3. Approval of a Traffic Impact Study by the City Traffic Engineer prior to the issuance of any Building permits. Streets will need to be completed and recorded. Any necessary road improvements must be installed and operational prior to the issuance of any certificates of occupancy.
 4. All on-premise ground and on-premise building signs must be approved as a part of an overall signage plan. The signage plan shall be approved prior to the issuance of any sign permits.
 5. Approval of a landscape plan.
 6. Right-of-way dedication plat completed.

Note: Additional fire hydrants may be required based upon actual retail use.

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

CASE NUMBER: AB -2 -2010 APPLICANT: MONTGOMERY HIGHWAY

Agent: Mike Frost

DEVELOPMENT: MONTGOMERY COUNTY

PROPOSED USE: ABANDONMENT

LOCATION: JIM JOHNSON ROAD (PORTION OF)

MAP: ACREAGE: 4.77 +/-

CIVIL DIST.: 2

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

CONDITIONS: Retention of an easement for utilities.

PLANNING COMMISSION ACTIONS: Mr. Norris 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.

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 stated that the budget information was distributed in the commissioner's packets. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Harrison and carried unanimously.

B. AUTHORIZATION TO INITIATE ZONING AMENDMENT RELATIVE TO SIGNAGE WITHIN DEVELOPMENTS: Mr. Riggins read the information and stated that he was asking for authorization to initiate the process to look into creating options for development signs in primarily commercial developments. There being no more discussion, Ms Larson moved to recommend approval. The motion was seconded by Mr. Harrison

C. REMINDERS - OFFICE CHRISTMAS LUNCH 12/17/2010 - 11:30 A.M. (BLACKHORSE PUB), DECEMBER ZONING REVIEW MEETING - 12/22/2010 - 8:30 A.M., DECEMBER RPC MEETING - 12/29/2010 - 2:00 P.M.

D. FEE WAIVER - Mr. Riggins stated that it has been requested by a rezoning applicant to waiver the fee to have a property rezoned due to financial hardships. There being no more discussion, Mr. Harrison moved to recommend reducing the application fee for Mr. and Mrs. Jerry Shelley to \$300.00 for this particular request. The motion was seconded by Mr. Nichols and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:55 p.m.

ATTEST:

GARY NORRIS, CHAIR