

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

December 28, 2011

DRAFT

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

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:11/22/112

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

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 gave the staff recommendation for disapproval. Based on traffic LOS for
Tylertown/Trenton intersection and Tylertown Road LOS provide by the Clarksville Street Department.

The applicant has requested deferral for both rezoning requests. Z-27-11 and Z-28-11 are being heard together.

Mr. Dwayne Soumis, Parade Drive, stated he is in opposition to this case. He cited infrastructure, traffic, power
fluctuations, water pressure and environmental concerns. Also concerned about cost of road improvements in area.

There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Marks 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 gave the staff recommendation for disapproval. Based on Traffic LOS for
Tylertown/Trenton Intersection and Tylertown Road, LOS provide by the Clarksville Street Department.

See discussion for Z-28-2011.

CASE NUMBER Z - 31 - 2011 APPLICANT(S): L E Wilson Jr.
Agent: John Arrington

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

LOCATION: Located at the north corner of the Excell Rd. and Old Excell Rd. Intersection.

TAX MAP(S): 081 PARCEL(S): 127.00 (portion) ACREAGE: 0.66 CIVIL DISTRICT(S): 11th
REASON FOR REQUEST: Property joins existing C-5. Location and configuration suggest commercial use.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of existing C
-5 zoning classification to the north and west. Property is located at a heavily traveled intersection. Property could
possibly be combined with adjoining parcel to produce a successful development.

Mr. John Arrington, agent, stated that he was present to answer any questions.

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

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

CASE NUMBER Z - 32 - 2011 APPLICANT(S): William & Trena Fendley

Agent: Barry Goad / Select Home

REQUEST: R-1 Single-Family Residential District

to R-2A Single-Family Residential District

LOCATION: located at the terminus of Windham Rd. Also fronting 400 +/- feet on the north side of Ashland City Rd. 1240 +/- west of the Elk Dr. & Ashland City Rd. intersection.

TAX MAP(S): 088 PARCEL(S): 004.03 ACREAGE: 10.74 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Subdivide for residential use.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. Proposed R-2A minimum lot areas are 6,000 square feet compared with the minimum lot sizes of R-1, 15,000 square feet and R-1A, 12,000 square feet of the surrounding properties. While the Regional Planning Commission encourages in fill development, it should not be out of character with the surrounding developed lots.

Mr. Barry Goad, agent, stated he was present to answer any questions.

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

CASE NUMBER Z - 33 - 2011 APPLICANT(S): Helen L. Vick

Agent: Richard H. Swift C/o Nai Clarksville

REQUEST: R-1 Single-Family Residential District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting 160+/- feet on the south side of Madison Street 325 +/- feet east of the Madison St. & Irene Drive intersection.

TAX MAP(S): 080 D-F PARCEL(S): 010.00 ACREAGE: 0.98 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Property faces Madison Street; property immediately west is zoned for commercial uses. To be sold for an office or retail use.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The request is an extension of existing C-5 to the west and north. Madison Street is a heavily traveled retail and business corridor.

Mr. Richard Swift, agent, stated that he was present to answer any questions.

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

CASE NUMBER Z - 34 - 2011 APPLICANT(S): D & M Construction; Bill Mace

REQUEST: AG Agricultural District

to C-2 General Commercial District

LOCATION: fronting on the south side of Tiny Town Rd. 370+/- feet, across from the Clearwater Dr. & Tiny Town Rd. intersection.

TAX MAP(S): 018 PARCEL(S): 005.00 ACREAGE: 1.70 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Property to be utilized for commercial development.

Mr. Spainhoward stated that the applicant has requested this case be deferred.

Mr. Sam Watkins, 3349 Clearwater Drive, stated that he was in opposition to this case.

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

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

CASE NUMBER Z - 35 - 2011 APPLICANT(S): Trustees Of Maplewood Baptist Church

Agent: Billy J. Mace

REQUEST: R-1 Single-Family Residential District
to R-2 Single-Family Residential District

LOCATION: fronting on the north side of Tiny Town Rd. 235+/- feet Northeast of the Clearwater Dr. and Tintown Rd. Intersection.

TAX MAP(S): 007 PARCEL(S): 013.01 ACREAGE: 4.488 CIVIL DISTRICT(S): (portion)

REASON FOR REQUEST: R-2 for future dwellings.

Mr. Spainhoward read this case and gave the staff recommendation for approval. Amended R-2 request is an extension of existing R-2 zone to the north. Request removes the split zoning classification and allows for development of similar character.

Mr. Billy Ray Suiter, agent, stated that he was present to answer any questions.

Mr. Sam Watkins, adjacent property owner, stated he was in opposition. He cited drainage, flooding, traffic, danger of children with speeding cars, added traffic, no sidewalk and decreased property values as his concerns.

Mr. Tracy Ryver, 3350 Clearwater Drive, stated he was also in opposition. He cited traffic, safety issues, drainage and no sidewalks as concerns.

Mr. Suiter stated that there will be four to five extra lots and drainage will be addressed at construction phase. There will be a detention basin, probably directed to Tiny Town Road.

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

CASE NUMBER CZO - 1 - 2011 APPLICANT(S): Montgomery County, Tn

REQUEST: Text Amendment relative to RV Parks
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

Mr. Riggins explained the proposed amendment to the Montgomery County Zoning Resolution. He explained there will be a public comment period and asked for recommended approval of the amendment.

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

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

CASE NUMBER CZ - 16 - 2011 APPLICANT(S): Jerome Oldham

Agent: John Davidson

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

LOCATION: fronting 345+/- feet on the south side of Old Tylertown Ln. 910 +/- east of the Tylertown Rd. & Old Tylertown Ln. Intersection.

TAX MAP(S): 009 PARCEL(S): 026.01 ACREAGE: 13.78 CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: Single family residential

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. Property fronts on Old Tylertown Lane which has limited R.O.W. width. While the property is an extension of R-1A to the south a connection to the subject tract has not been provided. Availability of public water connection may be in question. Based on Traffic LOS for Tylertown/Trenton Intersection and Tylertown Road LOS provided by the Clarksville Street Department.

Mr. John Davidson, agent, stated that there will be a 10" water line and gas and sewer will be extended.

Mr. Dwayne Tyler, 4220 Old Tylertown Lane, stated that he was in opposition. He cited flooding, road, well water problems and septic concerns. He added that there are two family graveyards and was concerned if this would block the families access.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 18a - 2005 APPLICANT: C L Wilson Green, LP C/o Lawson Mabry
REQUEST: Preliminary Plat Extension Approval of WILSON GREEN, FINAL PUD PLAN
LOCATION: Noth of Old Sango Road and Highway 41-A, and east of Royalty Acres Subdivision
MAP: 081 PARCEL(S): 028.00 ACREAGE: 40.3
OF LOTS: 207 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: December 28, 2013

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 - 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: Final Plat Approval.

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 75 - 2011 APPLICANT: C L Wilson Green, LP C/o Lawson Mabry
REQUEST: Final Plat Approval of WILSON GREEN, SECTION 1B
LOCATION: Noth of Old Sango Road and Highway 41-A, and east of Royalty Acres Subdivision
MAP: 081 PARCEL(S): 028.00 ACREAGE: 9.32
OF LOTS: 27 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 76 - 2011 APPLICANT: Allen Moser
REQUEST: Final Plat Approval of SWAN LAKE VILLAGES SECTION 2
LOCATION: Northeast of the intersection of Dunbar Cave Road and Warfield Road
MAP: 056L PARCEL(S): D 002.00 ACREAGE: 1.84
OF LOTS: 4 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 77 - 2011 APPLICANT: Clarksville Health System g.P.
REQUEST: Final Plat Approval of CLARKSVILLE HEALTH SYSTEM G.P.
PROPERTY
LOCATION: East of and adjacent to Alfred Thun Road, north of Corporate Parkway Boulevard
MAP: 033 PARCEL(S): 005.01 ACREAGE: 2
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval, by minor plat provisions.

CASE NUMBER: S - 78 - 2011 APPLICANT: James V. Weakley
⁰¹¹ REQUEST: Final Plat Approval of WINDCHASE
LOCATION: Southeast of the intersection of Whitfield and Needmore
MAP: 032 PARCEL(S): 060.00 ACREAGE: 4.48
OF LOTS: 50 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 79 - 2011 APPLICANT: Marvin Ficklin Chris Blackwell
REQUEST: Final 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: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 80 - 2011 APPLICANT: Meadow Wood Park Partnership

REQUEST: Final Plat Approval of MEADOW WOOD PARK, SECTION 1E
(ORDINANCE 69-2004-05)

LOCATION: West of I-24, east of Warfield Blvd, north of Kim Drive, and east of and adjacent to Killington Drive

MAP: 040 PARCEL(S): 019.02 ACREAGE: 11.04

OF LOTS: 32 CIVIL DISTRICT(S): 6

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

CASE NUMBER: S - 81 - 2011 APPLICANT: Donald H. Eads/Arther Reynolds

REQUEST: Preliminary Plat Approval of ROLLOW ESTATES

LOCATION: East of Rollow Lane and North of Melbourne Drive

MAP: 039 PARCEL(S): 016.02 ACREAGE: 15.03

OF LOTS: 41 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Defer for 30 days.

VARIANCES REQUESTED: The applicant is requesting a variance from the maximum 500' length allowed for a cul-de-sac on Reynolds Road. The reason the applicant has given is that their is unfavorable topography and drainage conditions.

VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 82 - 2011 APPLICANT: J & N Enterprises

REQUEST: Preliminary Plat Approval of COUNTRYBROOK SECTION 4

LOCATION: At the terminus of Inver Lane

MAP: 053 PARCEL(S): 010.01 ACREAGE: 3.27

OF LOTS: 10 CIVIL DISTRICT(S): 8

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

1. 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.
4. Additional study is needed in regard to the 100 year flood elevation for this proposed development, a portion of the proposed lots shown on this preliminary plat may be determined unbuildable during the construction plan process. If the proposed lots are determined to be unbuildable those lots will need to be removed from the final plat.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 41 - 2011 APPLICANT: Alan Nicholson
REQUEST: Minor Plat Approval of NICHOLSON LIVING TRUST PROPERTY
NEBLETT ROAD LOT 2

LOCATION: Nnorth side of Neblett Road, northeast of the intersection of Neblett and Bend Road

MAP: 089 PARCEL(S): 055.00 ACREAGE: 2.898

OF LOTS: 1 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 42 - 2011 APPLICANT: Alan Nicholson
REQUEST: Minor Plat Approval of NICHOLSON LIVING TRUST PROPERTY
NEBLETT ROAD LOT 3

LOCATION: Nnorth side of Neblett Road, northeast of the intersection of Neblett and Bend Road

MAP: 089 PARCEL(S): 055.00 ACREAGE: 1.5

OF LOTS: 1 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 63 - 2011 APPLICANT: Johnny Piper
REQUEST: Replat Approval of REPLAT OF WHITEHALL SECTION 2 LOTS 94 &
95

LOCATION: 90' south and east of the intersection of Windmead Drive and Whitehall Drive

MAP: 030G PARCEL(S): C 050.00 & 051.00 ACREAGE: .459

OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 67 - 2011 APPLICANT: James V. Weakley
REQUEST: Minor Approval of JAMES V. WEAKLEY PROPERTY SANGO ROAD
LOT 1

LOCATION: Approximately 220' south and east of the intersection of Sango Road and Sango Drive.

MAP: 082 PARCEL(S): 080.06 ACREAGE: .77

OF LOTS: 1 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 76 - 2011 APPLICANT: Marcia Sue Huguley
REQUEST: Minor Approval of MARCIA SUE HUGULEY PROPERTY
BRADBURY ROAD LOT 1

LOCATION: 700' northwest of the intersection of Bradbury Road and Highway 76

MAP: 063 PARCEL(S): 013.03 ACREAGE: 3.00

OF LOTS: 1 CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 77 - 2011 APPLICANT: Donna J. Rider and Zachary Gray
REQUEST: Minor Approval of REPLAT OF JOHN BILLY JONES PROPERTY OLD
HIGHWAY 48 LOT AND A MINOR PLAT OF THE

LOCATION: West side of Old Highway 48 175' north of its intersection with Edmenson Road

MAP: 124 PARCEL(S): 054.02 & 060.01 ACREAGE: 2.926

OF LOTS: 2 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 78 - 2011 APPLICANT: Robert Klima
REQUEST: Minor Approval of ROBERT KLIMA PROPERTY OAKLAND ROAD
LOT 1

LOCATION: West side of Oakland Road 253' south of Terrace Creek Lane

MAP: 016 PARCEL(S): 020.12 ACREAGE: .941

OF LOTS: 1 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 83 - 2011 APPLICANT: David Forney
REQUEST: Replat Approval of REPLAT OF IDAHO SPRINGS SECTION B LOT 45

LOCATION: South of Dunbar Cave Road, north of and adjacent to Christel Springs Court

MAP: 056J PARCEL(S): D 017.00 ACREAGE: .57

OF LOTS: 1 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained 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 for cases MP-41-11, MP-42-2011, MP-63-2011, MP-67-2011, MP-76-2011, MP-77-2011, MP-78-2011 and MP-83-2011.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -40 -2011 APPLICANT: TABERNACLE INC.
Agent: Anthony Daley

DEVELOPMENT: TABERNACLE CHURCH
PROPOSED USE: CHURCH
LOCATION: 1020 GARRETTSBURG ROAD
MAP: 044,028.00 ACREAGE: 9.6
CIVIL DIST.: 3

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

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
2. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.

CASE NUMBER: SR -41 -2011 APPLICANT: TURNER & MONTE TURNER
Agent: Ray Flake

DEVELOPMENT: CUNNINGHAM DOLLAR GENERAL STORE
PROPOSED USE: RETAIL
LOCATION: 2780 Highway 48
MAP: 112,107.02 ACREAGE: 6.79
CIVIL DIST.:

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

- CONDITIONS:** 1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
2. Approval from the Division of Groundwater Protection.
3. Approval of T.D.O.T. for driveway access onto Highway 48.

CASE NUMBER: SR -42 -2011 APPLICANT: ZAVER REAL ESTATE, LLC
Agent: Dbs & Associates Chris Fielder

DEVELOPMENT: ZAVER COMMERCIAL
PROPOSED USE: RETAIL AND HOTEL
LOCATION: 525 DUNLOP LANE
MAP: 040,004.13 ACREAGE: 3.01
CIVIL DIST.:

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

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
2. Approval of all drainage, grading, water quality, and access plans by the City Street Department.
3. Approval of a Traffic Impact Study by the City Traffic Engineer.
4. Approval from the Fire Department.
5. Approval of a landscape plan.
6. Subdivision plat completed.

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

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

PLANNING COMMISSION ACTIONS: Mr. Harrison explained 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, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Riggins explained that budget information was distributed in the commissioner's packets. There being no more discussion, Mr. Grubbs moved to recommend approval of the monthly budget report. The motion was seconded by Mr. Nichols and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:07 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR