

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

February 25, 2009

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
- Eric Burnett
- Joe Creek
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Keith Lampkin, RPC Senior Planner
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Jason Blalock, RPC Planner/Subdivision Coordinator
- Brent Clemmons, RPC GIS Analyst
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier, City Street Department
- Les Crocker/John Spainhoward, City Building & Codes Department
- Mike Frost/Monroe Elliott, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 1/28/09

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 6 - 2009 APPLICANT(S): Vernon Weakley

REQUEST: R-1 Single Family Residential District
to MLUD Mixed Land Use 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: Property to be developed as a professional office site.

Mr. Lampkin read the case and gave the staff recommendation for approval. Mixed use could potentially lessen traffic congestion, as nearby residents will not have to travel further for goods and services. Proposed use appears to be more compatible with existing uses on adjacent corner of Pondapple Road and Memorial Drive. Land Use Opinion Map shows this area developing as single, multi-family and commercial zoning. Application is consistent with mixed use ordinance requirements.

Mr. Vernon Weakley, applicant, stated that he proposes to build more office space similar to what has already been constructed. He has not received any residential requests for the property and feels it would be better suited for office use.

Mr. Bill Rudolph, 475 Pondapple Road, stated that he was in opposition and stated that this case was proposed for rezoning in 2006 from R-1 to O-1 and was withdrawn before the hearing. He stated that after meeting with the Weakley's when the property was purchased he was told that Pondapple Road would be the dividing line between commercial and residential zoning. He was concerned that this will set a precedent for future development on Memorial Drive.

Mr. Greg Kaufman, adjacent property owner, stated that he was also in opposition. He cited traffic, safety, school and a non transitional area.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Creek and passed with Mr. Grant abstaining.

CASE NUMBER Z - 7 - 2009 APPLICANT(S): Billie Roberts

Agent: Alisha Duncan

REQUEST: R-1 Single Family Residential District
to OP Office, Professional District

LOCATION: At the intersection of Memorial Drive and West Park Drive, in the east margin of West Park Drive and the north margin of Memorial Drive.

TAX MAP(S): 065N-C PARCEL(S): 015.00 ACREAGE: 0.478 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Area is in transition.

Mr. Lampkin read the case and gave the staff recommendation for approval. Rezoning this parcel would not be out of character. Parcel to the west was rezoned to OP by the City Council in 2008. Parcels to the south are zoned O-1. Area is in transition due to the relocation of Gateway Hospital. Ingress and egress to the site should be from West Park Drive.

Ms. Alisha Duncan, agent, stated that property across the street is currently zoned OP and she 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.

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

CASE NUMBER Z - 8 - 2009 APPLICANT(S): Spencer P. Johnson

Agent: Richard H. Swift

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

LOCATION: At the intersection of Peachers Mill Road and Dale Terrace in the south margin of Dale Terrace and the west margin of Peachers Mill Road.

TAX MAP(S): 043 L-E PARCEL(S): 011.00 ACREAGE: 1.9 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: Property fronts both Dale Terrace and Peachers Mill Road; there has been no interest in the market place for single family use. There is considerable R-4 property in the immediate area.

Mr. Lampkin read the case and gave the staff recommendation for approval. This would be a good infill project, parcel has been vacant for many years. Commercial development to south, multifamily zoning and uses to the north. Peachers Mill Road is a high traffic corridor. This would not be out of character with the surrounding area.

Mr. Richard Swift, agent, stated that Mr. Johnson has owned the property since 1957. The property is in the middle of a very diverse zoned area.

Mrs. Frasier, adjacent property owner, stated that she is in opposition and has a petition. She has lived there for 43 years and is concerned with safety of neighborhood, increased traffic and property values. Ms. Deanna Mclaughlin, City Council, member stated that this is an existing residentially developed area. Neighbors have tried to purchase this residential property in the past.

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

CASE NUMBER Z - 9 - 2009 APPLICANT(S): Theodore Johnson

Agent: Rufus S. Johnson I I I

REQUEST: C-1 Neighborhood Commercial District
to MLUD Mixed Land Use District

LOCATION: 220 feet +/- west of the centerline intersection of Memorial Drive and Richaven Road; on the south side of Memorial Drive

TAX MAP(S): 064 PARCEL(S): 058.00 ACREAGE: 1.99 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: For mixed use development.

Mr. Lampkin read the request and gave the staff recommendation for approval. Zoning would be an extension of existing MLUD zoning. Land Use Opinion Map shows this area developing as single-family, multifamily and commercial. Proposed layout shows interconnectivity with existing Mixed-Land Use Plan.

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

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

CASE NUMBER Z - 10 - 2009 APPLICANT(S): Ronald Parker /
Janice Grubbs / Ronda Ramsey
Agent: Todd Morris

REQUEST: R-1 Single Family Residential District
to PUD-4 Planned Unit Development

LOCATION: West of the centerline intersection of Trenton Road and Barkwood Drive, in the west margin of Trenton Road

TAX MAP(S): 032 PARCEL(S): 088.00, 089.00, ACREAGE: 9.00 CIVIL DISTRICT(S): 06
089.01, 090.00,
000 00 000 00

REASON FOR REQUEST: For condominium development.

This case has been deferred for one month.

CASE NUMBER CZ - 4 - 2009 APPLICANT(S): Chawanda & Addison Reynolds
Agent: Reach Higher Family Daycare

REQUEST: R-1 Single Family Residential District
to C-1 Neighborhood Commercial District

LOCATION: 610 feet +/- east of the centerline intersection of Liberty Church Road and Dover Road in the south margin of Dover Road

TAX MAP(S): 053 PARCEL(S): 115.00 ACREAGE: 0.88 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Child care center

Mr. Lampkin read the case and gave the staff recommendation for approval. This would be an extension of a zone and would not be out of character with the surrounding area. Dover Road is a high traffic corridor. Utilities are available. There is good ingress and egress to the site, good site distance in both directions.

Mr. Addison Reynolds, applicant, stated that he would like to build a large child care facility. Their current facility is at maximum capacity and they need a larger building.

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

CASE NUMBER CZ - 5 - 2009 APPLICANT(S): D G T F Clark Enterprises L L C C/o Gloria

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: At the intersection of Spring Creek Village Road and Guthrie Highway in the south margin of Guthrie Highway and the west margin of Spring Creek Village Road

TAX MAP(S): 016 PARCEL(S): 013.00 ACREAGE: 21.7 CIVIL DISTRICT(S): 02

REASON FOR REQUEST: Future development.

Mr. Lampkin read the case and gave the staff recommendation for approval. This would be an extension of a commercial zone and would not be out of character with the surrounding area. Ingress and egress from Spring Creek Village Road would be encouraged. Parcel fronts on Guthrie Highway which is a high traffic corridor.

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

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

CASE NUMBER CZ - 6 - 2009 APPLICANT(S): Phillip & Denise Traylor

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: At the centerline intersection of Old Clarksville Pike and Ashland City Road, in the north margin of Clarksville Pike Road and the east margin of Ashland City Road, and 270 feet +/- south of the

TAX MAP(S): 109 PARCEL(S): 068.00 (portion) ACREAGE: 5.71 CIVIL DISTRICT(S): 15

REASON FOR REQUEST: Future development.

This case was deferred for 30 days.

CASE NUMBER CZ - 7 - 2009 APPLICANT(S): Bill Blackwell

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

LOCATION: Northwest of the centerline intersection of Freedom Drive and Dover Road, in the west margin of Freedom Drive and the north margin of Dover Road

TAX MAP(S): 053 PARCEL(S): 004.00 ACREAGE: 2.01 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: For commercial development.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. According to the final recorded plat for Liberty Park Section 1, Lot 1 shall have driveway access to Freedom Drive only. Direct encroachment into platted single-family subdivision. Vacant commercial exists directly south and east of subject property. Several lots would be sandwiched between two commercial zones east and west of Freedom Drive.

Mr. Bill Blackwell, applicant, stated that he was present to any questions. Mr. Thomas asked Mr. Blackwell to address the concerns regarding the homes being between the commercial zones. He stated that he cannot access the property from Highway 79 and would have to use access from the subdivision. He also stated that there could be a daycare on the commercial property to benefit the subdivision.

Mr. Chris Atkins, adjacent property owner, stated that he was in favor of the rezoning.

Mr. Blackwell stated that he would also consider O-1 zoning instead of C-5. Mr. Norris asked Mr. Riggins what the staff's opinion would be for O-1 on this property and Mr. Riggins explained that he would like some time for his staff to review the new request. Mr. Blackwell formally amended his request to O-1 during the meeting.

There being no more discussion, Mr. Creek moved to recommend deferral for one month. The motion was seconded by Ms. Larson and passed unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 45 - 2008 APPLICANT: Bill Belew
REQUEST: Preliminary Plat Approval of DIXIE BEE ESTATES
LOCATION: East of Dixie Bee Rd, south of Trough Springs Rd
MAP: 083 PARCEL(S): 044.09 ACREAGE: 11.64
OF LOTS: 5 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Withdrawn

CASE NUMBER: S - 52 - 2008 APPLICANT: bill mace
REQUEST: Final Plat Approval of TRENTON CROSSING
(MACE TINYTOWN RD PROPERTY)
LOCATION: South of and adjacent to Tiny Town Rd, west of Trenton Rd
MAP: 017 PARCEL(S): 001.01 ACREAGE: 17.01
OF LOTS: 10 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request project engineer

CASE NUMBER: S - 56 - 2008 APPLICANT: jay and mary hutchinson
REQUEST: Final Plat Approval of JEROMIE HUTCHISON PROPERTY
LOCATION: Near the intersection of Rossview Rd and Warfield Blvd
MAP: 041 PARCEL(S): 165.01 ACREAGE: 4.155
OF LOTS: 4 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Withdrawn

CASE NUMBER: S - 59 - 2008 APPLICANT: Hidden Valley Partners
REQUEST: Final Plat Approval of HIDDEN VALLEY SUBDIVISION (CLUSTER)
LOCATION: South of Kingsbury Road and east of Edmondson Ferry Road
MAP: 090C PARCEL(S): B 030.00, 029.01 ACREAGE: 20.28
OF LOTS: 50 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 62 - 2008 APPLICANT: JAMES MAYNARD
REQUEST: Final Plat Approval of WEST PEACHTREE SECTION 1 (ORDINANCE 69
-2004-05), FORMERLY RINGGOLD CREEK
LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE WEST
FORK CREEK, EAST OF RINGGOLD ROAD
MAP: 30 PARCEL(S): 11 ACREAGE: 48.63
OF LOTS: 82 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 4 - 2009 APPLICANT: bobby long and ann thaxton
REQUEST: Final Plat Approval of CROSSROADS APARTMENTS, 1B
LOCATION: East of Old Russellville Pike, West of Jeffrey Drive, South of and adjacent to Rossview Rd
MAP: 041 PARCEL(S): 141.01 ACREAGE: 2.18
OF LOTS: 4 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 5 - 2009 APPLICANT: Mark Grant
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS, CLUSTER
LOCATION: North of Rossview Rd., west of Kirkwood Rd., across from Buck Rd.
MAP: 039 PARCEL(S): 008.00 ACREAGE: 95.08
OF LOTS: 232 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Defer for 30 days at the request of the applicant

CASE NUMBER: S - 7 - 2009 APPLICANT: hazelwood development
REQUEST: Final Plat Approval of HAZELWOOD SECTION 9
LOCATION: North of Hazelwood section 7 and Jenny Lane
MAP: 017 PARCEL(S): 033.00 ACREAGE: 40.02
OF LOTS: 96 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 8 - 2009 APPLICANT: pool House properties
REQUEST: Preliminary Plat Approval of ROLLW LANE COMMERCIAL, SECTION 1
LOCATION: East of Rollow Lane and North of Rossview Rd
MAP: 039 PARCEL(S): 025.06 (p) ACREAGE: 20.15
OF LOTS: 16 CIVIL DISTRICT(S): C-5
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 9 - 2009 APPLICANT: pool house properties
REQUEST: Preliminary Approval of FARMINGTON SECTION 2 CLUSTER
LOCATION: North of Existing Farmington, Section 1
MAP: 039 PARCEL(S): 025.06 (p) ACREAGE: 20.27
OF LOTS: 40 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 9 - 2009 APPLICANT: keith and tammy denton
REQUEST: Minor Approval of KEITH DENTON PROPERTY, LOT 1, STONE ROAD
LOCATION: northeast corner of stone and reddick road
MAP: 119 PARCEL(S): 40.05 ACREAGE: 2.5
OF LOTS: 1 CIVIL DISTRICT(S): 19
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 11 - 2009 APPLICANT: Edward Norman & Christopher Warren
REQUEST: Replat Approval of REPLAT DRAKE'S COVE (CLUSTER) LOT 49 & 64
LOCATION: located north of trough springs road, east of Drake Road, east of Drake's Cove Road
MAP: 83a-a PARCEL(S): 52 & 67 ACREAGE: .44
OF LOTS: 2 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 12 - 2009 APPLICANT: ROBERT SCHUTZ
REQUEST: Replat Approval of REPLAT OF LOTS 7 & 8 STONECREST SUBDIVISION
LOCATION: SOUTH SIDE OF TROUGH SPRINGS ROAD, EAST OF NORTH WOODSON ROAD
MAP: 82E-A PARCEL(S): 7.00 & 8.00 ACREAGE: .946
OF LOTS: 2 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 16 - 2009 APPLICANT: jemsite development
REQUEST: Minor Approval of LOWE'S HOME CENTERS, INC.
LOCATION: Intersection of Golf Club Lane and Gary Hills Drive
MAP: PARCEL(S): ACREAGE: 1.29
OF LOTS: CIVIL DISTRICT(S):
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 19 - 2009 APPLICANT: Mark Grant
REQUEST: Replat Approval of WILDWOOD WEST, SECTION 1, LOT 104, REPLAT
LOCATION: West of Deerridge Drive at Arrowfield Drive intersection
MAP: 53e-a PARCEL(S): 10.00 ACREAGE: .55
OF LOTS: 1 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 22 - 2009 APPLICANT: Bill Mace
REQUEST: Replat Approval of EXECUTIVE PARK SECTION 3 REPLAT LOT 30
LOCATION: South of Jack Miller Blvd and adjacent to Executive Avenue
MAP: 019i PARCEL(S): g 040.00 ACREAGE: .43
OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Disapproval.

VARIANCES REQUESTED: Request a variance for a flag lot

VAR. STAFF RECOMMENDATION: Disapproval

Mr. Blalock read the cases and stated that MP-22-2009 and MP-23-2009 will be heard together and gave the staff recommendation for disapproval.

Mr. Bill Mace, applicant, stated that due to market changes and difficulty in borrowing money he has needed to plot these into flag lots. He stated that these are the last two lots in the subdivision that he would request.

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

CASE NUMBER: MP - 23 - 2009 APPLICANT: Bill Mace
REQUEST: Replat Approval of EXECUTIVE PARK SECTION 3 REPLAT LOT 31
LOCATION: South of Jack Miller Blvd and adjacent to Executive Avenue
MAP: 019i PARCEL(S): g 039.00 ACREAGE: .43
OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Disapproval.

VARIANCES REQUESTED: Request a variance for a flag lot

VAR. STAFF RECOMMENDATION: Disapproval

See discussion for MP-22-2009.

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. See discussion for MP-22-2009 and MP-23-2009.

Mr. Blalock explained that he would like to waive the penalty fee for for S-52-2008, S-59-2008 and S-62-2008. These cases were applied for before the penalty fee was adopted and he stated that these should not be penalized. There being no more discussion, Mr. Thomas moved to waive the penalty fee. The motion was seconded by Mr. Burnett and carried unanimously.

Mr. Blalock read the cases and asked for endorsements for MP-9-2009 through MP-19-2009.
There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Creek and carried with Mr. Grant abstaining from MP-19-2009.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 2 - 2009 APPLICANT: TODD KING
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: MEMORIAL DRIVE OFFICE BUILDING AND
PROPOSED USE: OFFICE AND MULTI FAMILY (4 UNITS)
LOCATION: 1870 MEMORIAL DRIVE
MAP: 65-N-J-26.00 ACREAGE: 0.44 +/-
CIVIL DIST.: 11

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

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

CASE NUMBER: SR - 3 - 2009 APPLICANT: TOM EDWARDS
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: EDWARDS' DAY CARE CENTER
PROPOSED USE: DAY CARE CENTER
LOCATION: 3216 HWY 41-A SOUTH
MAP: 82, 199.00 & 208.00 ACREAGE: 3.5 +/-
CIVIL DIST.: 10

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the City Engineer.
 2. Approval of driveways by T.D.O.T.
 3. Approval from the County Building and Codes Department.

CASE NUMBER: SR - 4 - 2009 APPLICANT: ORGAIN READY MIX
Agent: Moore Design Services

DEVELOPMENT: ORGAIN READY MIX
PROPOSED USE: CONCRETE PLANT
LOCATION: 175 HAMPTON STATION ROAD
MAP: 15, 7.02 (PORTION OF) ACREAGE: 6.81 +/-
CIVIL DIST.: 10

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the City Engineer.
 2. Approval of all grading, drainage and water quality plans by the County Building and Codes Department.
 3. Approval by the Division of Ground Water Protection for septic system location.

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

CASE NUMBER: SR - 5 - 2009 APPLICANT: JOEL GRIFFITH

Agent: Moore Design Services

DEVELOPMENT: THE BARNYARD

PROPOSED USE: TRUCK ASSESSORIES SALES

LOCATION: 1653 WILMA RUDOLPH BLVD.

MAP: 56, 72.01 ACREAGE: 0.823 +/-

CIVIL DIST.: 10

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the City Engineer.
 2. Approval of all grading, drainage, water quality and access plans by the City Street Department.
 3. Approval of a landscape plan.

Mr. Norris explained that these cases were 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 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 stated that the auditors are asking to get the Planning Commissioner's endorsement formally for the monthly budget report. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

B. MONTHLY REPORT ON ZONING ORDINANCE: Mr. Riggins stated that they are staying on scheduled for reviews.

C. SITE PLAN AMENDMENTS TO THE ZONING ORDINANCE: Mr. Blalock explained the travel easements and stated that those have received first reading from City Council and he was asking the Planning Commissioners to endorse this part and next month the subdivision amendments will be presented. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

D. ADOPTION OF MONTGOMERY COUNTY GOVERNMENT EMERGENCY RESPONSE PLAN: Mr. Riggins asked for approval of the plan. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

E. AMENDMENTS TO RPC PERSONNEL POLICIES: Mr. Riggins asked for approval of the policy which includes adding Good Friday to the list of holidays, which was acted upon by the County Commission. Mr. Riggins added that he would like the discretion of changing holidays to be taken on either Friday or Monday at the discretion of the Director if the holiday falls on a weekend. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:15 p.m.

ATTEST:

GARY NORRIS, CHAIRMAN