

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

April 27, 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 Grant
- John Laida
- George Marks
- Kim McMillan
- Robert Nichols
- Bryce Powers

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 Cowan/Jeff Bryant, 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: 3/30/2011

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 1 - 2005 APPLICANT(S): William H. Wilson

Agent: Lawson Mabry

REQUEST: R-1 Single Family Residential District &
C-5 Highway and Arterial Commercial District
to PUD-2 Planned Unit Development

LOCATION: north of Old Sango Road, 1500 +/- feet east of W. Regent Drive

TAX MAP(S): 81 PARCEL(S): 27.01 & 28.03 ACREAGE: 41.5 CIVIL DISTRICT(S): 11
(portions)
28

REASON FOR REQUEST: To allow property to be developed into a planned residential community.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Density is not increasing. Additional amenities are being added to the open space. Parking requirements are still being maintained. Additional landscaping is being installed to the open space and drainage areas.

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

CASE NUMBER Z - 3 - 2011 APPLICANT(S): Jerry L. Shelley /

Lottie B. Shelley

REQUEST: C-5 Highway & Arterial Commercial District &
R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: 965 feet +/- east of the centerline intersection of Tiny Town Road and Trenton Road and 200 feet +/- west of the centerline intersection of Glenhurst Way and Meadow Knoll Lane.

TAX MAP(S): 017 PARCEL(S): 004.00 ACREAGE: 5.6 +/- CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Only one driveway into the property.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Approval of the request will be an extension of R-4 to the west and PUD-1 to the south and west, both of which are high density residential. Property when developed will be limited to access only on Northeast Dr. (Trenton Road access will be prohibited). Infill opportunities are encouraged where adequate infrastructure is available.

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

CASE NUMBER Z - 4 - 2011 APPLICANT(S): Bud E. Leavell

Agent: Eddie Burchett

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

LOCATION: Fronts on the southwest side of Tracy Lane 1,500+/- feet, located 750+/- feet west of the Pea Ridge Rd. & Tracey Lane intersection.

TAX MAP(S): 41 PARCEL(S): 40.01 p/o ACREAGE: 24.3 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: For single family development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Increased density should be encouraged when adequate infrastructure is in place. R-2A is a Single Family Residential District which will serve as a transition from the R-4 Multi Family District to the north and R-1 Single Family District to the south. Traffic assessment concludes that LOS "A" will be maintained.

Mr. Eddie Burchett, agent, stated 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 - 5 - 2011 APPLICANT(S): Ursula Ahrens

REQUEST: R-1 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Parcel fronts off the East side of Old Russellville Pike 150+/- feet, located 400 +/- feet North of the Warfield Blvd. & Old Russellville Pike Intersection.

TAX MAP(S): 41 PARCEL(S): 077.00 ACREAGE: 0.73 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Open a hair salon.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This area has seen significant changes in the past 10 years and remains in transition. Due to proximity of commercial development, active railway and high traffic corridors the area has become more desirable for commercial uses than residential.

Mrs. Shelia Runyon, agent, stated that she was present to answer any questions.

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

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

CASE NUMBER Z - 6 - 2011 APPLICANT(S): River Chase Marine Terminal L L C

REQUEST: R-1 Single-Family Residential District
to M-1 Light Industrial District

LOCATION: 800+/- feet South of the terminus of Beacon Drive, 220+/- Feet South of Gratton Road, & 1100+/- feet east of the Cumberland River.

TAX MAP(S): 80 PARCEL(S): 7.00 p/o ACREAGE: 17.058 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Zone change requested to allow ancillary uses to existng M-2 zoning.

Mr. Spainhoward stated that the staff is seeking deferral for additional information.

Z-6-2011 and CZ-6-2011 were heard together.

Mr. Spainhoward stated that the proposed rezonings are R-1 to M-1 (city), 17.05 acres and R-1 to M-2 (county) is 30.05 acres. There is an active Corp of Engineers port permit. Accessible from 41A bypass and Gratton Road. Access will be controlled by City Access Ordinance. The staff is seeking a 1 month deferral for further study.

Mr. Richard Tucker, applicant, stated that he is representing River Chase LLC. M-1 is for storage of commodities, non-hazardous materials for which he currently has a permit. The permit with Corp of Engineers does not allow for Gratton Road access. Mr. Tucker stated that this facility will not operate any different from what they were permitted for years ago, they are just locating further upstream. This will be the closest barge facility to I-24 and Industrial Park.

Mr. Marks asked what does Corp of Engineers permit cover in land use? Mr. Tucker stated that M-2 portion would operate during daylight hours, business hours are 7 a.m. to 5 p.m. and a quiet operation. Ms. Larson asked how much truck traffic will be increased. Mr. Bagwell, agent, stated that existing zoning could produce 1700 trips per day. Existing traffic is 18,000 cars daily. Mr. Nichols asked would there be any vehicles transported at this facility and Mr. Tucker answered possibly to help Ft. Campbell for a large deployment.

Mr. Bill Fitzgerald, Beacon Hills, stated that he was in opposition. He cited Residential and Industrial neighbors do not work well together. This would be one mile upstream from City water intake. Mr. Joe Couch, Queens Bluff, stated he was in opposition. He stated that the city water supply is a concern, this would have a negative impact to the entire City of Clarksville, residents do not feel it is good planning to place an industrial zone near Single Family and Multi-Family areas. Loading and unloading of barges will be all day and not during normal business hours. There is a market for residential uses instead of Industrial. Mr. Couch stated there are 17 people from his area present in opposition. Mr. Couch added that there is an additional site down river. Ms. Debra Heaton, adjacent property owner, stated that she was also in opposition and stated that there are so many things being done that are good for the city, why would we want to harm it with this facility.

Mr. Pat Hickey, City of Clarksville Gas and Water Department, stated that if TEPCO had located here there would have been additional costs to Gas and Water for upgrades to water intake. With the current permitted uses for this case, no extra precautions would need to be taken.

Mr. Marks asked how much property can be used for Industrial. Mr. Tucker stated 8 acres are usable in M-2 and 17 acres usable in M-1.

Mr. Grubbs asked what other uses are allowed in the M-2 zone district. Mr. Riggins read some of the M-2 uses. Mr. Grubbs then asked is fertilizer (liquid or dry) being considered. Mr. Tucker stated that dry fertilizer is allowed per permit. Mr. Grubbs asked if fertilizer could be a potential problem and Mr. Hickey stated that they currently check for that at the water intake facility.

Mr. Harrison asked about the Level of Service on the Bypass. Mr. Chris Cowan, City Street Department, stated that the current LOS on bypass according to TDOT is "E" during peak hours and would remain at an "E" post development.

There being no more discussion, Mr. Nichols moved to recommend disapproval. The motion was seconded by Ms. Larson and carried 5 to 3 with Mr. Powers, Mr. Marks and Mr. Grant voting against the motion.

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

CASE NUMBER Z - 7 - 2011 APPLICANT(S): Thomas Lee & Brenda Burney

Agent: R. Mitchell Ross

REQUEST: R-1 Single-Family Residential District

to O-1 Office District

LOCATION: in the northwest corner of Merritt Drive & Memorial Drive.

TAX MAP(S): 65-O-F PARCEL(S): 17.00 ACREAGE: 0.39 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: To convert the current building on the premises to business office.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Memorial Drive area has been in transition for the past several years. Many former single family residences have been converted to successful commercial and business offices along Memorial Drive. Corner lot along high traffic corridor provides visibility to support commercial uses. Access will only be permitted to Merritt Drive.

Mr. Mitchell Ross, agent, stated that he was present to answer any questions. Mr. Grant asked where the access will be and Mr. Ross stated on Merritt Drive.

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

CASE NUMBER Z - 8 - 2011 APPLICANT(S): Suk Kyong Lee

Agent: Bill Mace

REQUEST: C-5 Highway & Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: on the west side of Giles Rd. for a distance of 380 +/- feet, 420+/- feet north of the Tobacco Rd. & Giles Road intersection.

TAX MAP(S): 19 PARCEL(S): 28.00 & 29.00 p/o ACREAGE: 2.04 +/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: Property more suitable for multi-family residential rather than commercial.

Mr. Spainhoward read the case and gave the staff recommendation for approval. R-4 Multifamily will serve as a transition from the C-5 Zoning to the west and the single family residences to the east. Property better suited for residential as the commercial uses in the area are currently accessed by Fort Campbell Boulevard. Adequate utilities are available for the area and in fill development with higher density should be encouraged where utilities are already available. Traffic assessment concludes that LOS "A" will be maintained.

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

CASE NUMBER CZ - 5 - 2011 APPLICANT(S): Pool House Properties

REQUEST: C-5 Highway & Arterial Commercial District

to R-1 Single-Family Residential District

LOCATION: Property located at the terminuses of Melbourne Dr. & Covey Rise Circle

TAX MAP(S): 39 PARCEL(S): 025.06p/0 ACREAGE: 31.278 +/- CIVIL DISTRICT(S): 1st

REASON FOR REQUEST: To convert back to previous zoning due to market conditions.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The property would be an extension of the existing Farmington Subdivision. Residential development is in demand in the area.

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

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

CASE NUMBER CZ - 6 - 2011 APPLICANT(S): River Chase Marine Terminal L L C

REQUEST: R-1 Single-Family Residential District
to M-2 General Industrial District

LOCATION: Property fronting on the east side of the Cumberland River 1,050+/- feet, 2,200+/- feet South of the terminus of Beacon Dr. & 800+/- south of Gratton Rd.

TAX MAP(S): 80 PARCEL(S): 007.00p/o ACREAGE: 30.052 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Zone change requested to extend existing M-2 zoning.

Mr. Spainhoward stated that the staff is seeking a deferral for further study.

Cases Z-6-11 and CZ-6-11 were heard together.

CASE NUMBER CZ - 7 - 2011 APPLICANT(S): John Wilcoxon

Agent: Vernon Weakley

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

LOCATION: Property fronting on the South side of Sango Rd. 165+/- feet & East of the Sango Dr. & Sango Rd.

TAX MAP(S): 82 PARCEL(S): 080.06p/o ACREAGE: 0.77 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: To bring house tract into compliance

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed lot will meet applicable R-1 requirements. Proposed R-1 zoning will not adversely affect the area. R-1 zoning is currently in the general area of this request.

Mr. Vernon Weakley, agent, stated that the back portion of the property will be added to Sango Cemetery.

Mr. Perry Clark, adjacent property owner, stated that he did not understand what the request is for. Mr. Spainhoward explained that after removing the back portion of the property to include into Sango Cemetery, the remaining portion where the home is located will not meet current zoning classification. Changing to R-1 will bring the house into compliance with the zoning.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 57 - 2010 APPLICANT: GC Land Development
REQUEST: Final Plat Approval of BOYER FARMS SECTION 1
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: Final Plat Approval

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

CASE NUMBER: S - 5 - 2011 APPLICANT: McClardy Partnership
REQUEST: Final Plat Approval of MCCLARDY MANOR SECTION F
LOCATION: North of McClardy Road and south of Gunpoint Dr.
MAP: 031 PARCEL(S): 34.02 ACREAGE: 23.14
OF LOTS: 61 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 7 - 2011 APPLICANT: Mt. Hermon Southern Baptist Church
REQUEST: Preliminary/final Plat Approval of MT. HERMON SOUTHERN BAPTIST CHURCH
PROPERTY, ASHLAND CITY ROAD, LOTS 1
LOCATION: On the west side of Ashland City Road at the intersection of Woodall Cemetery Road
MAP: 126 PARCEL(S): 053.00 & 055.00 ACREAGE: 3.82
OF LOTS: 2 CIVIL DISTRICT(S): 14
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions
VARIANCES REQUESTED: The applicant is requesting a variance from the minimum 20' PUDE along Woodall
Cemetery Road. The requested variance is to allow an 18' PUDE (2' variance
request). The BZA has already granted a variance for minimum MBSL along
VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 8 - 2011 APPLICANT: James Bell Jr.
REQUEST: Replat Approval of REPLAT OF CLARKSVILLE PROFESSIONAL
PARK, LOTS 11-13

LOCATION: Located north of Warfield Blvd., south of Dunlop Ln., East of and adjacent to Professional Park Dr.

MAP: 040G PARCEL(S): C 009.00 & 010.00 & 011.00 ACREAGE: 4.33

OF LOTS: 3 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Final Replat Approval

CASE NUMBER: S - 10 - 2011 APPLICANT: Hickory Wilds, LLC
REQUEST: Final Plat Approval of HICKORY WILD SECTION 2A, CLUSTER

LOCATION: North of Rossview Road, east of Dunlop Lane, east of and adjacent to John Dike Tyler Boulevard

MAP: 039 PARCEL(S): 016.05, 016.06 ACREAGE: 11.8

OF LOTS: 29 CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: Withdraw at the request of the project engineer

CASE NUMBER: S - 9 - 2011 APPLICANT: Michael B. Moore/Jennifer A. Moore
REQUEST: Minor Plat Approval of MICHAEL B MOORE PROPERTY

LOCATION: South side of Rossview Road, .10 miles west of Kim Drive

MAP: 057 PARCEL(S): 056.00 ACREAGE: 3

OF LOTS: 1 CIVIL DISTRICT(S): 6

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

CASE NUMBER: MP - 15 - 2011 APPLICANT: Rebecca munnelyn
REQUEST: Minor Approval of REBECCA MUNNELYN PROPERTY,
EDMONDSON FERRY ROAD, LOTS 1 AND 2

LOCATION: North of Edmondson Ferry Road Road at the intersection of Highway 12

MAP: 079K PARCEL(S): A 014.00 ACREAGE: 1.6189

OF LOTS: 2 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 16 - 2011 APPLICANT: Steven G. Nicholson, Dwayne Byard, and Rufus
Nicholson

REQUEST: Minor Approval of STEVEN G. NICHOLSON PROPERTY, NEBLETT
ROAD, LOT 1

LOCATION: 1620 and 1621 Neblett Road on east side of the road just before its terminus

MAP: 089 PARCEL(S): 055.06 055.07 & 091.01 ACREAGE: 5.13

OF LOTS: 2 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 19 - 2011 APPLICANT: Charles Hall
REQUEST: Minor Approval of CHARLES HALL CHAPEL HILL ROAD LOT 1
LOCATION: Immediately north and east of the intersection of Lock B Road and Chapel Hill Road
MAP: 124 PARCEL(S): 005.00 ACREAGE: 13.5
OF LOTS: 1 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 22 - 2011 APPLICANT: Mark Newsome
REQUEST: Replat Approval of REPLAT STONEHENGE SECTION 2 LOTS 54 &
55
LOCATION: East of Warfield, and west of Basham Lane, 825 Burlington Court
MAP: 056E PARCEL(S): B 022.00 ACREAGE: .775
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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 gave the staff recommendation.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 9 - 2011 APPLICANT: STORAGE SYSTEMS, LLC
Agent: Tom Cunningham

DEVELOPMENT: MADISON STREET STORAGE, PHASE 2
PROPOSED USE: STORAGE/WAREHOUSES
LOCATION: 2430 MADISON STREET
MAP: 081, 111.00 ACREAGE: 3.23
CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of all utility plans by the Chief Utility Engineer.
2. Approval of all drainage and grading plans by the City Street Department.
3. Approval from the Fire Department.
4. Approval of a landscape plan.

CASE NUMBER: SR - 10 - 2011 APPLICANT: DRAUGHONS JUNIOR COLLEGE, INC.
Agent: K4 Architecture Llc

DEVELOPMENT: DAYMAR INSTITUTE
PROPOSED USE: TECHNICAL SCHOOL
LOCATION: 2691 TRENTON ROAD
MAP: 041, 013.00 (P) ACREAGE: 7.05
CIVIL DIST.: 6

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

- CONDITIONS:** 1. Approval of all utility plans by the Chief Utility Engineer.
2. Approval of all drainage and grading plans by the City Street Department.
3. Approval by the City Traffic Engineer.
4. Approval from the Fire Department.
5. Approval from TDOT of all driveways

Note: Prior to final certificate of occupancy, drainage easements must be recorded.

CASE NUMBER: SR - 11 - 2011 APPLICANT: RONALD KENNEDY
Agent: Jimmy Bagwell

DEVELOPMENT: KENNEDY SEPTIC SYSTEMS
PROPOSED USE: COMMERCIAL OFFICE/STORAGE
LOCATION: OAKWOOD ROAD/DOVER ROAD
MAP: 051, 003.02 ACREAGE: 13.43
CIVIL DIST.: 9

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.

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

CASE NUMBER: SR -12 -2011 APPLICANT: WOR LEASING GROUP

Agent: Cal Mckay

DEVELOPMENT: MID-SOUTH SHOOTERS SUPPLY

PROPOSED USE: WAREHOUSE ADDITION

LOCATION: 625 COLA DRIVE

MAP: 063,043.00 ACREAGE: 11.87

CIVIL DIST.: 11

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: SR -13 -2011 APPLICANT: MCIDB C/O ROD KIRK

Agent: Chris Fielder

DEVELOPMENT: RED KNIGHT DISTRIBUTION

PROPOSED USE: WAREHOUSE

LOCATION: INTERNATIONAL BLVD.

MAP: 039,021.00 (P) ACREAGE: 15.00

CIVIL DIST.: 6

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 of all utility plans by the Chief Utility Engineer.

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. Ms. Russell stated she wanted to verbally correct the proposed use for case SR-12-2011. It was a warehouse not retail addition.

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

VI. PLANNING DIRECTOR'S REPORT:

A. **BUDGET REPORT:** Mr. Riggins stated that budget information was included in the commissioner's packets and asked for their approval of the monthly budget as presented. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. **CAPITAL BUDGET:** Mr. Riggins explained that this document reflects what the City and County Departments project what may need for the next five years in terms of capital projects. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Ms. Larson and passed unanimously.

C. **TRAFFIC ASSESSMENT POLICY:** Mr. Spainhoward stated that they need to add R-2A which is a new zone district to that policy. After discussions with the City Street Department there will be more information available to review at next months meeting.

VII. ADJOURNMENT:

The meeting was adjourned at 3:30 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR