

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

May 26, 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
- Joe Creek
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- 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, City Building & Codes Department
- Mike Frost, 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: 4/28/2010

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 11 - 2010 APPLICANT(S): Frances D. Spencer
Agent: Syd Hedrick

REQUEST: AG Agricultural District
to R-4 Multiple Family Residential District

LOCATION: 540 ft. SW of the intersection of Centerstone Circle and Needmore Rd; 1,665 +/- ft. from the intersection of Needmore Rd and Trenton Rd; fronting on the south side of Needmore Rd

TAX MAP(S): 031 PARCEL(S): 054.06 ACREAGE: 9.7 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Property located in growing area of both residential and commercial use. Due to proximity to I-24 and 101st Pkwy, highest and best use would be for multi-family residential zoning.

Mr. Riggins read the case and gave the staff recommendation for approval. Other multi family zoning and PUD zoning classifications are located within the immediate area. This request can provide for a transition from commercial zoning to the south and the single family developments to the north. A traffic assessment has been conducted and is acceptable to the Street Department. Further evaluation of access point and site distance will be conducted in conjunction with construction plans.

Mr. Syd Hedrick, agent, stated that he felt this would be good in fill property and was present to answer any questions.

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

CASE NUMBER Z - 12 - 2010 APPLICANT(S): Durrett Investment

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

LOCATION: Property is located NW and SW of the intersection of West Creek Coyote Trail and Peachers Mill Road and fronts on north and south sides of West Creek Coyote Trail and the west side of Peachers Mill Road

TAX MAP(S): 018 PARCEL(S): 035.03 (portion) ACREAGE: 12.74 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To ~~convert~~ commercial zoning for development.

This case was deferred for 30 days due to it being within the path of the proposed East/West Corridor. Awaiting the outcome of the City Council discussion on the East/West Corridor.

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

CASE NUMBER Z - 13 - 2010 APPLICANT(S): James R. Proctor

Agent: Steven Settlers Byers & Harvey

REQUEST: R-2 Single Family Residential District

to R-4 Multiple Family Residential District

LOCATION: Southeast of the intersection of Golf Club Lane and Crossland Avenue; property fronts on Crossland Avenue

TAX MAP(S): 080 A-C PARCEL(S): 007.00 ACREAGE: 4.46 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To build multi-family apartments and condos.

Mr. Riggins read the case and gave the staff recommendation for approval. This provides an opportunity for infill development. Increased density should be encouraged when adequate infrastructure is in place. A "B" Landscaping Buffer will be required for this development.

Mr. James "Bob" Proctor, applicant, stated that he was not aware of sinkholes and stated that there is a homeless issue on his property. He stated that there are apartments nearby as well as commercial zoning and development.

Mr. Henry Livingston, adjacent property owner, stated that he was in opposition and cited drainage, noise pollution and destroying wildlife habitat as his concerns. Ms. Renee Abbott, adjacent property owner, stated she was also in opposition and cited drainage, sinkholes, alley and sewer as her concerns. She added that she was concerned about sewer problems that nothing was ever upgraded.

Mr. Jack Frazier, City Street Department, stated that there is a depression on-site and would be addressed during the construction process.

Ms. Ruth Russell, Regional Planning Commission, stated that a "B" Buffer would be required between the residential and R-4 properties.

Mr. Mark Riggins, City Gas and Water Department, stated that there are sewers issues in the area that are being addressed.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 29a - 2008 APPLICANT: greenspace Development
REQUEST: Preliminary Plat Approval of WOODLAND HILLS CLUSTER
LOCATION: East of Beverly Hills Dr, North of Ashland City Rd, West of Swift Drive
MAP: 079 PARCEL(S): 025.03 ACREAGE: 46.80
OF LOTS: 116 CIVIL DISTRICT(S): 5

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. Project has received approved construction plans and is under development.

New expiration: May 26, 2012

CASE NUMBER: S - 7 - 2010 APPLICANT: Larry Metcalf
REQUEST: Preliminary Plat Approval of BILTMOORE COMMERCIAL SECTION 1A
LOCATION: Located north of Kraft Street, east and adjacent to Wilma Rudolph Blvd
MAP: 56 PARCEL(S): 68 ACREAGE: 1.14
OF LOTS: 4 CIVIL DISTRICT(S): 12

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

CASE NUMBER: S - 12 - 2010 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4A
LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL(S): 1.07 ACREAGE: 13.82
OF LOTS: 59 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval.

VARIANCES REQUESTED: Variance to allow a 1600' block length (maximum allowed is 1500'). Reason given by owner is the location of existing road stubs.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 13 - 2010 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4B
LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL(S): 001.07 ACREAGE: 7.66
OF LOTS: 35 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

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 - 23 - 2010 APPLICANT: Vernon Weakley
REQUEST: Preliminary Plat Approval of CROSSWINDS
LOCATION: North of Tylertown Road and east of Tylertown Subdivision
MAP: 009 PARCEL(S): 001.00 ACREAGE: 97.94
OF LOTS: 405 CIVIL DISTRICT(S): 2
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. The County Highway Department is requiring that Suiter Road be widened to 28' and that curb and gutter must be constructed on the west side of Suiter Road.

VARIANCES REQUESTED: Windmill Ct, Windhaven Ct, and Crosswinds Terrace all have variance requests for excessive block lengths over the 1500' maximum allowed. The reason for the request is the location of the existing road stubs in the adjacent Oakland Hills Subdivision.

VAR. STAFF RECOMMENDATION: Approval

Mr. Parker read the case and gave the staff recommendation.

Mrs. Susie Parker, adjacent property owner, stated that she was in opposition. She cited traffic and overcrowding in schools as her concerns.

Mr. Vernon Weakley, applicant, stated that he was present to answer any questions.

Mr. Riggins stated that a traffic study will be required before the construction plans are submitted. He added that Suiter Road will be widened with curb and gutter.

There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Creek and carried with Mr. Grant abstaining from the vote.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 24 - 2010 APPLICANT: J & N Enterprises
REQUEST: Preliminary Plat Approval of SHELTON ESTATES SECTION 11
LOCATION: North of Dover Road on Shelton Circle
MAP: 044 PARCEL(S): 084.01 ACREAGE: 12.45
OF LOTS: 45 CIVIL DISTRICT(S): 8

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 - 25 - 2010 APPLICANT: Village Partners, LLC
REQUEST: Preliminary Plat Approval of BENTLEY MEADOWS
LOCATION: South of Highway 41A on the west side of Excell Road
MAP: 088 PARCEL(S): 038.00 ACREAGE: 57.15
OF LOTS: 125 CIVIL DISTRICT(S): 11

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. County Highway Department is assessing the need for turning lanes on Excel Road. Determination will be made and if required will be reflected on Construction plans.

Mr. Parker read the case and gave the staff recommendation.

Mr. Roger Perry, adjacent property owner, stated that he was in opposition. His concerns were traffic with 600-800 ADT, new lots will increase traffic 25%, there have been two injury accidents in that area and he felt the road is too narrow. He added that he is concerned about drainage, there is a sinkhole behind lots 110-125 and adjacent to lot 67. Ms. Beth Tanner, 400 Excell Road, stated she was also in opposition. She cited drainage, blind hill on Excell Road in the curve and the lack of open space as her concerns. Tracy Specie, adjacent property owner, was also in opposition and cited quality of life and rural setting as her concerns. Joe Lyle, East Old Ashland City Road, was also in opposition and showed photographs showing drainage and flooding problems in that area.

Mr. Tom Cunningham, applicant, stated that drainage would be addressed during the construction plan process and a traffic assessment has been completed. Mr. Vernon Weakley, engineer, stated that the road is a LOS-C and after the new development it will stay at a LOS-C. The need for turning lanes is currently being evaluated by the County Highway Department and the sight distance is more than 500' feet in either direction. There also are 8 1/2 acres of open space left in the development.

Mr. John Doss, Montgomery County Building Department, stated that the Homeowner's Association and those property owners abutting a sinkhole are responsible for sinkhole maintenance.

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 26 - 2010 APPLICANT: Mark Grant
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE, SECTION 3A
LOCATION: South of Fields of Northmeade Section 2A, near the intersection of Suellen Way and Brewster Drive
MAP: 007 PARCEL(S): 001.06 ACREAGE: 5.87
OF LOTS: 15 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 27 - 2010 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of QUAIL RIDGE, SECTION 2
LOCATION: The end of Setter Drive
MAP: 030 PARCEL(S): 033.83 ACREAGE: 4.75
OF LOTS: 7 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 28 - 2010 APPLICANT: Todd King
REQUEST: Preliminary Plat Approval of TRACY LANE TOWNHOMES (PREVIOUSLY CALLED OAKWOOD SUBDIVISION)
LOCATION: South of the 101st on Tracy Lane
MAP: 041 PARCEL(S): 004.00 ACREAGE: 1.03
OF LOTS: 3 CIVIL DISTRICT(S): 6
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. The Final plat will need to show these lots as having shared access.

CASE NUMBER: S - 29 - 2010 APPLICANT: King contractors
REQUEST: Replat Approval of REPLAT OF CAMELOT HILLS, SECTION 1 LOTS 39-41
LOCATION: Northwest of the intersection of Needmore and Whitfield
MAP: 031L PARCEL(S): F 45-47 ACREAGE: .55
OF LOTS: 3 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Replat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 30 - 2010 APPLICANT: Chris Cook
REQUEST: Preliminary Plat Approval of ROCKY HILL
LOCATION: Northwest intersection of Rocky Hill Road and Cleveland Drive
MAP: 054H PARCEL(S): A 018.00 and 019.00 ACREAGE: 2.42
OF LOTS: 6 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Withdrawn by Applicant

CASE NUMBER: S - 31 - 2010 APPLICANT: Bert Singletary
REQUEST: Final Plat Approval of BENTON PARK
LOCATION: South of Ashland City Road, East of Highway 48/13 and located at the end of Ambleside Drive
MAP: 090 PARCEL(S): 008.03 ACREAGE: 8.93
OF LOTS: 16 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 32 - 2010 APPLICANT: Arthur and Mark Reynolds
REQUEST: Final Plat Approval of SOUTHERN VIEW SECTION 3 FINAL PLAT
LOCATION: East of 48/13, west of Oak Hill Drive, south of and adjacent to Hawkins Road
MAP: 090 PARCEL(S): 001.02 and 001.04 ACREAGE: 7.58
OF LOTS: 15 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days.

CASE NUMBER: S - 33 - 2010 APPLICANT: Durrett Investments Co
REQUEST: Preliminary Plat Approval of DURRETT PROPERTY
LOCATION: West of Peachers Mill Road and south of Coyote Drive
MAP: 018 PARCEL(S): 035.03 ACREAGE: 229.5
OF LOTS: 408 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days.

CASE NUMBER: MP - 33 - 2010 APPLICANT: Patricia Jones
REQUEST: Final Plat Approval of PATRICIA JONES MARTHA'S CHAPEL ROAD
LOT'S 1 & 2
LOCATION: West of the intersection of Bumpus Road and Martha's Chapel Road
MAP: 112 PARCEL(S): 134.02 ACREAGE: 5.83
OF LOTS: 2 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 34 - 2010 APPLICANT: Teresa Hite
REQUEST: Final Plat Approval of TERESA HITE PROEPERTY ROB ROAD LOT 1
LOCATION: East of the intersection of Rob Road and Highway 48
MAP: 112 PARCEL(S): 014.02 ACREAGE: 2.18
OF LOTS: 1 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 35 - 2010 APPLICANT: Teresa Hite
REQUEST: Final Plat Approval of TERESA HITE PROPERTY ROB ROAD LOTS 2 &
3
LOCATION: East of the intersection of Rob Road and Highway 48
MAP: 112 PARCEL(S): 014.02 ACREAGE: 3.86
OF LOTS: 2 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 36 - 2010 APPLICANT: Roger Craine
REQUEST: Final Plat Approval of ROGER CRAIN PROPERTY OLD ASHLAND CITY
ROAD LOT 1
LOCATION: South side of Old Ashland City Road and the northside of Ashland City Road
MAP: 080k PARCEL(S): -D 035.00 ACREAGE: .94
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 39 - 2010 APPLICANT: Marilyn Cherry
REQUEST: Replat Approval of REPLAT OF SOMERSET, SECTION 2 LOTS 75
AND 76
LOCATION: North of Rossview Road on Fairfax Drive
MAP: 40P PARCEL(S): J 5 & 6 ACREAGE: .48
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval.

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 S-26-10, S-23-10 and S-25-10.

Mr. Parker read the cases and gave the staff recommendation. He asked for endorsement of cases MP-33-10, MP-34-10, MP-35-10, MP-36-10 and MP-39-10.

There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Harrison and carried with Mr. Grant abstaining from S-26-10, S-25-10 and S-23-10.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -6 -2010 APPLICANT: TODD MORRIS
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: CHANNING PLACE COMMERCIAL
PROPOSED USE: RETAIL
LOCATION: 1849 MADISON STREET
MAP: 80-C-A-10.01 ACREAGE: 1.08 +/-
CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -14 -2010 APPLICANT: APOSTOLIC PENTECOSTAL
Agent: Suiter Surveying And Land Planning

DEVELOPMENT: APOSTOLIC LIGHTHOUSE UNITED PENTECOSTAL
PROPOSED USE: WORSHIP CENTER
LOCATION: 1602 ASHLAND CITY ROAD
MAP: 080-P-A-1.00 & 2.00 ACREAGE: 5.64 +/-
CIVIL DIST.: 12

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

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

CASE NUMBER: SR -15 -2010 APPLICANT: POWERTEL MEMPHIS INC.
Agent: Excell Greg Clements

DEVELOPMENT: BELLE FOREST TOWER
PROPOSED USE: COMMUNICATIONS TOWER
LOCATION: 855 GARRETTSBURG ROAD
MAP: 029-M-A-047.00 ACREAGE: 14.43 +/-
CIVIL DIST.: 3

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

- CONDITIONS:** 1. Approval of all grading and grading plans by the City Street Department.

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

CASE NUMBER: SR -16 -2010 APPLICANT: CROWN CASTLE INTERNATIONAL
Agent: Atwell-llc Paula Hepp

DEVELOPMENT: CUMBERLAND CITY TELECOMMUNICATIONS

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 4807 HWY 149

MAP: 118,019.00 ACREAGE: 106.6 +/-

CIVIL DIST.: 19

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

CONDITIONS: 1. Approval from Ft. Campbell Plans Office.

CASE NUMBER: SR -17 -2010 APPLICANT: PHILLIP TRAYOR

Agent: Weakley Brothers

DEVELOPMENT: HIGHWAY12 WAREHOUSES

PROPOSED USE: WAREHOUSE/OFFICE

LOCATION: 4624, 4630 AND 4636 HWY 12

MAP: 109,069.04 ACREAGE: 4.41 +/-

CIVIL DIST.: 15

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

CONDITIONS: 1. Approval of all grading, drainage and water quality plans by the County Buildings and Codes Department.

2. Approval from the Division of Groundwater Protection.

3. Approval from T.D.O.T.

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

Ms. Denise Traylor stated she was present to answer any questions.

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

PLANNING COMMISSION ACTIONS: 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. See discussion for SR-17-2010.

There being no more discussion, Mr. Harrison 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 budget information was included in the commissioner's packets. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

B. LANDSCAPE APPEAL, LA-14-2010: Applicant requests to reduce the required buffer to 20 evergreen shrubs and a 6' privacy fence, due to existing utilities lines. Ms. Russell read the case and gave the staff recommendation for approval. Interior and frontage have no issues. There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

VII. ADJOURNMENT:

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

ATTEST:

GARY NORRIS, CHAIR