

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

March 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
- John Spainhoward, RPC Planner/Subdivision Coordinator
- 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, 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: 2/25/09

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 1 - 2009 APPLICANT(S): Hock S. Chong
Agent: Jeffery B. Long

REQUEST: AG Agricultural District
to C-2 General Commercial District

LOCATION: 190 feet +/- northwest from the center line intersection of Otis Smith Drive and Bellamy Lane
TAX MAP(S): 040 PARCEL(S): 025.03 ACREAGE: 1.65 CIVIL DISTRICT(S): 12
REASON FOR REQUEST: For commercial uses.

Mr. Lampkin read the case and gave the staff recommendation for approval. Proposal is an extension of existing commercial zoning to the west. Lane Use Plan designates commercial as an appropriate use for the area. Access has been arranged through agreement with adjacent property owner. Major changes in area, agricultural zoning is no longer best use for property. A "D" landscape buffer is required.

Mr. Jeff Long, agent, stated that he was present to answer any questions. He stated that he has a contract with Dr. Cruz to purchase a strip of property with 48 feet of road frontage.

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

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,
090 02 090 03

REASON FOR REQUEST: For condominium development.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. He stated that the required 600 square feet of individual yard area per townhouse has not been adequately met.

Mr. Norris asked what the staff's primary reason for disapproval, Mr. Lampkin answered that the actual yard areas shown on the plan are not arranged in an acceptable manner.

Mr. Cal McKay, engineer, stated that the intent is not to fence the units and give each unit an individual yard, the Homeowner's Association will maintain the yards uniformly.

Mr. Todd Morris, agent, stated that the reason for doing the PUD the way it has been done is for the financing and this development will be maintained by a Homeowner's Association.

There being no more discussion, Mr. Grant moved to recommend approval with squaring the lots and submitting a revised plan. The motion was seconded by Ms. Larson and carried unanimously.

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

CASE NUMBER Z - 11 - 2009 APPLICANT(S): Jeff Burkhart

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

LOCATION: 2282 feet +/- north of the intersection of Tiny Town Road and Peachers Mill Road, 4000 feet +/- east of Twelve Oaks Blvd, south of the Kentucky Tennessee State Line

TAX MAP(S): 007 PARCEL(S): 001.07, 001.08 ACREAGE: 101.39 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To develop an enhanced single-family residential s/d to include: sidewalks, underground utilities, decorative street lights, etc.

Mr. Lampkin read the case and gave the staff recommendation for approval. Potential lot sizes would be comparable to existing platted lots to south and west. Only 229 additional lots may receive final plat approval on this entire tract before a warrant analysis to determine the necessity of a signalized intersection at Twelve Oaks Boulevard and Tiny Town Road would be required (exhibit A case #Z-54-2007). Keep development densities similar between existing zone districts. Keep new development patterns as compact as possible so as to better utilize existing schools, police and fire protection.

Mr. Ricky Thomas asked how many more houses could be built with a R-2 zoning, Mr. Lampkin answered 41 additional lots.

Mr. Riggins stated that they have a revised traffic study for the proposed development and what would happen with the additional 229 lots is a warrant analysis to determine the need of a signalized intersection at Twelve Oaks Boulevard. Whoever meets the 229 lots has to analyze that intersection for the potential of the need of a traffic signal at Twelve Oaks Boulevard and Tiny Town Road.

Mr. Vernon Weakley, engineer, stated that the reason for the rezoning to R-2 is that the R-1 cluster zone requires a Homeowner's Association and they would rather not have an association. There has been an updated traffic study and with the development of the property to the west, that opened up a new traffic corridor to relieve traffic out of this proposed zoning area. Because of having that additional corridor that has alleviated the problem with the Twelve Oaks Boulevard traffic. There are now three ingress/egress points to this subdivision.

There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Creek and passed with Ms. Larson and Mr. Thomas voting for disapproval and Mr. Grant abstaining from the vote.

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

CASE NUMBER Z - 12 - 2009 APPLICANT(S): Kevin Peterson

Agent: David Adkins

REQUEST: M-1 Light Industrial District &
C-4 Highway Interchange District
to M-2 General Industrial District

LOCATION: 1028 feet +/- west of the centerline intersection of Tylertown Road and Trenton Road

TAX MAP(S): 008 PARCEL(S): 002.11 ACREAGE: 5.84 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Additional parking and/or storage of overflow materials and/or vehicles.

Mr. Lampkin read the case and gave the staff recommendation for approval. Proposed zoning is extension of existing M-2 zoning to the west. Future Land Use Opinion Map indicates industrial uses appropriate for the area. If property is used for salvage operation then a Board of Zoning Appeals approval must be obtained and operation must comply with Section 11-606 of the City Zoning Ordinance. Salvage operation not allowed within 500 feet of residential zoned property to the north. A "D" landscape buffer is required.

Mr. Marks asked what the buffer requirement would be, Mr. Lampkin answered that if the property is used as a salvage yard, the buffer will be 500' feet.

Mr. David Adkins, agent, stated that they are proposing to expand the aisles between the vehicles to be able to remove parts from those vehicles to sell.

Mr. Aubrey Harvey, adjacent property owner, stated that he was in opposition. He is proposing to develop a subdivision to the north and has concerns about the proposed rezoning and how it could affect his property.

There being no more discussion, Mr. Thomas moved to recommend disapproval. The motion was seconded by Mr. Marks and passed 4-3 with Mr. Grubbs, Mr. Grant and Ms. Larson voting for approval.

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

CASE NUMBER Z - 13 - 2009 APPLICANT(S): Wayne Clardy

Agent: Jennifer & Ben Moore

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

LOCATION: 640 feet +/- west of the intersection of Rossvie Road and Exeter Lane on the south side of Rossvie Road, and North of the terminus of Monclair Drive and the terminus of Whitland Drive

TAX MAP(S): 057 PARCEL(S): 056.00 ACREAGE: 3.00 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Childcare/school aftercare.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. The closest O-1 and commercial zoning is located at the corner of Rossvie Road and Warfield Boulevard. The parcel is completely surrounded by residentially zoned and developed property. The Lane Use Opinion Map indicates immediate area as residential. Traffic assessment has been requested, incomplete assessment was turned in.

Mr. Ben Moore, agent, stated that he would like to open a child care center to serve the immediate area. He stated that he would build a 5,000 square foot building and the maximum number of children would be 100. He added that this facility would target those already traveling Rossvie Road and living in the area.

Ms. Robin Hallum, 1001 Rossvie Road, stated that she was in opposition and cited residential area, parking and safety issues concerning Rossvie Road as concerns. Ms. Amy Vien, Kim Drive, stated she was also in opposition and cited traffic as her concern.

Mr. Lampkin stated that a traffic assessment is not complete at this time.

Mr. Norris asked Mr. Jack Frazier, Clarksville Street Department, if he would like to see a traffic assessment. Mr. Frazier stated that he received a spreadsheet showing what traffic the property would generate as a daycare. He stated that he would like information if this could instead be developed into three acres of office space instead of the daycare and he has not received that information. He stated that he recommended a traffic assessment and at the time the property is developed he would like to see that information.

There being no more discussion, Mr. Grubbs moved to recommend deferral for 30 days until a traffic assessment can be submitted. The motion was seconded by Mr. Thomas and passed unanimously.

CASE NUMBER Z - 14 - 2009 APPLICANT(S): Allen Farms West

Agent: Richard Swift

REQUEST: AG Agricultural District
to R-2 Single Family Residential District

LOCATION: Property located east of Peachers Mill Road, north of Allen Griffey Road and south of West Boy Scout Road

TAX MAP(S): 018 PARCEL(S): 035.02 Portion ACREAGE: 48.8 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Future single family residential development

Mr. Lampkin read the case description and gave the staff recommendation for approval. The Land Use Opinion Map shows this area developing as single family. Rezoning would be in character with development patterns in the immediate area. Major changes in the surrounding area. Several schools and subdivisions within close proximity to school make this site desirable for single family residential development. Traffic assessment for Allen Farms West show LOS of "B" for Peachers Mill Road after development.

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

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Grubbs 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: 270 feet +/- south of the intersection of Brakes Road and Ashland City Road in the west margin of Ashland City Road

TAX MAP(S): 109 PARCEL(S): 068.00 (portion) ACREAGE: 3.65 CIVIL DISTRICT(S): 15

REASON FOR REQUEST: Future development.

Mr. Lampkin read the case and gave the staff recommendation for approval. Applicant is leaving a 150' deep buffer along the Old Ashland City Road portion of the parcel. Ingress and egress to the site is from Ashland City Road. Land Use Plan shows commercial development in this area. Appears to have good sight line distance from the egress and ingress point.

Ms. Denise Traylor, applicant, stated that she was present to answer any questions. She stated that she has no specific plans for the property at this time.

Mr. Basil Diamond, 4587 Old Ashland City Road, stated that he was concerned about the proximity of this rezoning to his property.

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

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 approval. C-1 is intended to provide a neighborhood commercial district for the convenience of nearby residents. Sidewalks and underground utilities will be required given the cluster option of this subdivision. This will allow easy access to the site for the residents of the neighborhood. Low intensity commercial zone would save trips into the city. The site fronts on a high traffic corridor.

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

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

CASE NUMBER CZ - 09 - 2009 APPLICANT(S): William Harper

Agent: Jay Hutchison

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

LOCATION: North of the terminus of Appleton Drive and 130 feet +/- southwest of the centerline intersection of Paul B. Huff (Highway 374) and Lafayette Road, on the east side of Paul B. Huff.

TAX MAP(S): 044 PARCEL(S): 047.01 ACREAGE: 3.60 CIVIL DISTRICT(S): 06

REASON FOR REQUEST: For commercial project.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. Commercial would not be compatible with directly adjacent residential uses. Only access to the property is either through residential subdivision or to Lafayette Road at hazardous area near intersection of Paul B. Huff Parkway. Potential for noise, light, and increased traffic into an established residential district. No landscape buffer required in the county.

Mr. Cal McKay, engineer, stated that the property is very narrow and the owner is proposing mini-storage buildings.

Ms. Stephanie Poindexter, adjacent property owner, stated that she was in opposition and cited traffic, noise and this property being lower than the residential neighborhood and the neighbors being able to see the commercial property from their backyards as her concerns.

Mr. Michael West, 1002 Lafayette Road, stated that he was in opposition and cited traffic and other uses for C-5 zoning as his concerns.

There being no more discussion, Ms. Larson moved to recommend disapproval. The motion was seconded by Mr. Marks and carried with Mr. Grant voting for approval.

CASE NUMBER CZ - 8 - 2009 APPLICANT(S): Mark R. Briggs

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

LOCATION: 1261 feet +/- north of the Highway 76 and Woodson Road intersection on the east side of Highway 76

TAX MAP(S): 063 PARCEL(S): 017.00, 017.02, ACREAGE: 102.97 CIVIL DISTRICT(S): 5
018.04

REASON FOR REQUEST: To conform with surrounding property - best use of property.

Mr. Lampkin read the case and gave the staff recommendation for approval. Sewer may be required as recommended by the Growth Plan. Traffic study will be required with preliminary plat approval. R-1 residential zoning district exist east and west of this parcel. Would not be out of character with the surrounding area which is developing into single family residential neighborhoods.

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 5 - 2009 APPLICANT: Mark Grant
REQUEST: Preliminary Plat Approval of WELLINGTON FIELDS, CLUSTER
LOCATION: North of Rossvie 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: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- 1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. 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.
- 3. 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.

VARIANCES REQUESTED: VARIANCES: Variances for excessive cul-de-sac length of Clifton Ct., excessive block length of Hayward Circle and not to install a temporary turnaround at terminus of Upland Terrace.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 8 - 2009 APPLICANT: pool House properties
REQUEST: Preliminary Plat Approval of ROLLOW LANE COMMERCIAL, SECTION 1
LOCATION: East of Rollow Lane and North of Rossvie Rd
MAP: 039 PARCEL(S): 025.06 (p) ACREAGE: 20.15
OF LOTS: 16 CIVIL DISTRICT(S): C-5

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

- 1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. 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.
- 3. 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.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 9 - 2009 APPLICANT: pool house properties
REQUEST: Preliminary Plat 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: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- 1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. 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.
- 3. 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.

CASE NUMBER: S - 10 - 2009 APPLICANT: Autumn Winds Commercial
REQUEST: Final Plat Approval of AUTUMN WINDS
LOCATION: Southeast of Ted Crozier Blvd, north of Warfield and South of Dunlop Ln
MAP: 040 PARCEL(S): 004.04, 004.05, 004.06 ACREAGE: 36.29
OF LOTS: 5 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: MP - 92 - 2008 APPLICANT: eet hOLDING, llc
REQUEST: Minor Plat Approval of EET HOLDING, LLC.
LOCATION:
MAP: 82 PARCEL(S): 199,208 ACREAGE: 3.54+/-
OF LOTS: 1 CIVIL DISTRICT(S): 11TH

STAFF RECOMMENDATION: Aproval

CASE NUMBER: MP - 14 - 2009 APPLICANT: linda shira
REQUEST: Minor Approval of LINDA SHIRA PROPERTY, OLD RUSSELLVILLE
PIKE, LOT 1
LOCATION:
MAP: 56 PARCEL(S): 86 ACREAGE: .54
OF LOTS: 1 CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Approval.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -6 -2009 APPLICANT: CHAWANDA & REYNOLDS
Agent: Young, Hobbs Associates

DEVELOPMENT: REACH HIGHER EDUCARE

PROPOSED USE: DAY CARE CENTER

LOCATION: 1028 DOVER ROAD

MAP: 53, 115.000 ACREAGE: 0.887 +/-

CIVIL DIST.: 10

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

- CONDITIONS:** 1. Approval of all grading and drainage plans by the County Building and Codes Department.
2. Approval of all utility plans by the Office of the City Engineer.

CASE NUMBER: SR -7 -2009 APPLICANT: MT. NEBO BAPTIST CHURCH
Agent: Moore Design Group

DEVELOPMENT: MT. NEBO BAPTIST CHURCH

PROPOSED USE: FAMILY CENTER FOR EXISTING CHURCH

LOCATION: 1271 DUDLEY ROAD

MAP: 034, 20.00 ACREAGE: 1.99 +/-

CIVIL DIST.: 1

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

- CONDITIONS:** 1. Approval from the Division of Ground Water Protection.

CASE NUMBER: SR -8 -2009 APPLICANT: JEFF BURKHART
Agent: Weakley Brothers

DEVELOPMENT: QUAIL RIDGE MINI STORAGE

PROPOSED USE: MINI STORAGE/SELF STORAGE

LOCATION: 1175 ASH RIDGE DRIVE

MAP: 030, 33.03(Portion of) ACREAGE: 5.22 +/-

CIVIL DIST.: 3

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

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

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

CASE NUMBER: SR -9 -2009 APPLICANT: CONWOOD COMPANY, LLC

Agent: Ssoe, Inc Shaw Daniels

DEVELOPMENT: CONWOOD COMPANY

PROPOSED USE: PROCESSING SMOKELESS TOBACCO PRODUCTS

LOCATION: 4575 GUTHRIE HWY

MAP: 015,007.00 ACREAGE: 193.70 +/-

CIVIL DIST.: 1

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

- CONDITIONS:**
1. Approval of all grading, drainage and water quality plans by the County Building and Codes Department.
 2. Approval of all utility plans by the Office of the City Engineer.

CASE NUMBER: AB -1 -2009 APPLICANT: CITY OF CLARKSVILLE

Agent: Jack Frazier

DEVELOPMENT: CITY OF CLARKSVILLE

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF COLLEGE STREET, EAST OF N. 1ST STREET AND WEST OF N. 2ND ST

MAP: 066G-B, BETWEEN PARCELS 20.00 ACREAGE: 0.0286 +/-

CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Grant abstaining from SR-8-2009.

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Riggins stated that information was distributed during the Zoning Review meeting and he asked for endorsement of this monthly report. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. ZONING ORDINANCE UPDATE: Mr. Riggins explained that everything is going well, the staff is working on updating the ordinance.

C. CAPITAL BUDGET: Mr. Riggins explained that this is a planning document produced every year asking every city and county department to determine their Capital Improvement need for the next five years. Mr. Riggins asked for the Planning Commission's endorsement so these requests can be taken to the County Commission and City Council. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

D. REGIONAL PLANNING COMMISSION BUDGET: Mr. Riggins stated that the preliminary request has been completed to be sent to the city and county for funding. Mr. Riggins asked for authorization to send this on the city and county for their approval. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

E. AUTHORIZATION TO INITIATE ZONE CHANGE FOR CERTAIN PROPERTIES ON WOODLAWN ROAD CURRENTLY ZONED C-5: Mr. Lampkin explained that there are several parcels of property on Woodlawn Road that are split zoned and should be R-1 residential. The Planning Commission would like to send letters to the 29 property owners to ask them if they would agree to have these properties rezoned. Mr. Lampkin is asking permission to waive the fees for those rezoning and to start the process of sending the letters. There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

F. SUBDIVISION AMENDMENTS: Mr. Blalock stated that this would finalize the amendments to the subdivision regulations regarding travel easements. The City Council approved these on second reading so today would be the adoption of those changes. There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

G. TRAFFIC ASSESSMENT/TRAFFIC STUDY POLICY FOR REZONING APPLICATIONS: Mr. Norris stated that he would like for the Planning Commission to come up with a set of guidelines for the City and County that will establish policies for traffic assessment/traffic studies.

Pictometry - Mr. Riggins stated that there is a need to update the aerial photography and there is a new product called pictometry that produce oblique photographs for buildings. This is good for public safety, police, fire, emergency management and the funding was cut during budget last year. Mr. Riggins stated that he would have a cost to them at next months meeting for them to consider.

VII. ADJOURNMENT:

The meeting was adjourned at 4:00 p.m.

ATTEST:

GARY NORRIS, CHAIRMAN