

**MINUTES OF THE REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD**

October 6, 2003

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Gary Manning, Grady McNeal, Scott Trew, Susan Willaims, Margaret Wall

Absent: Jim Hitt

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Claudia Davis, Richard Pope, John Finch, Phil Cornett, Mike Clark, Dillard Scott, Jim Bale, Robert McCain, Martha Jones, Jean & Edgar Foster, Don Stepp, Denzil Carbine, Burt Nowers, Frances Smith, Byron Blevins, Maxie & Ann Grubbs, Tommy McKnight, Richard & Margie Binkley, Morris & Carol Lawson, Bobby & Susan Henson, Thomas & Evelyn Campbell, Vernon Russell, Carlos & Sarah Andrews, James & Carol Kinsolving, Michael Kinsolving, Janet & Richard Washington, Nancy Kimbrough, Dot Henry, John Edd & Mary Walker, Alice & Miles Frost, Richard & Martha Grisham, Carolyn & Vernon Lemmons, Mark & Margaret Cartwright, James & Carlene Ford, Bobby & Claude Gentry, Donald Davis, Joe Keef, Mr. & Mrs. Todd Jett, Mr. & Mrs. William House, William Barton, Marilyn Lang, Jerry & Janice Dies, Randy Phillips, Susan Smith, Al & Connie Locke, Don & Anna Gregory, Sandra Lewis, Tom Head, Debra Head, George Welch, Jennifer Hernandez, Susan & Myrtle Speakman, Cynthia Hernandez, Lorene Ray, Ed Ray, Michael Dorris, Billie Ann Moore, Mr & Mrs. Roy Duncan, Don & Shirley Atkinson

The meeting was called to order by Jim Galbreath. Prayer was offered by Jim Driver..

Item #1 Approval of the minutes of the August 4, 2003 and September 8, 2003 meetings. Galbreath asked if members had any comments, corrections or additions to those minutes. Hearing none, he declared they will stand as written. Jim Thomas pointed out that the August minutes have not been distributed. Galbreath stated approval of the August minutes will be deferred until the next meeting. With that correction, and no amendments or changes made to the September 8th minutes, he declared those minutes approved as read.

Item #2 (9.1#25-03) Consider the request of Jim Bale for approval of a final plat, Charles W. Hassell Lot, 1317 Madison Creek Road, Sumner County Tax Map 140, Parcel 2.12.

Staff reviewed. Terry stated this item was deferred last month for more information and an examination of how best to combine a 2.54 acre tract which is behind the first lot on Madison Creek Road, into the larger tract of land owned by Jim Bale. The surveyor suggested this approach as one that would work and one that Metro uses. It involves leaving lot #1, which fronts on Madison Creek Road and has a home on it, as lot #1 and a part of the subdivision. It would show the remainder parcel behind it to be combined into Mr. Bale's larger tract of land, which is over 5 acres in size and would not therefore be a part of the subdivision but would be combined. Charles Lowe stated their position and recommendation is the same as it was last month. It is his opinion that the surveyor's approach to this is an illegal subdivision and this cannot be subdivided as an independent lot at 2.54 acres because it landlocks that property. He

recommends the appropriate way to accomplish what he wants to do is that the 2.54 acres should be subdivided and made one lot with the adjacent 8 acres. He acknowledged that this does create some difficulty on the applicant's part as he would have to go through the county health department approval for a filter fill system. He checked with Metro Planning and their opinion agrees with his, noting they have done this before, but it creates mapping problems and it is still an inappropriate subdivision. Bale stated that the surveyor, Tommy Walker, changed the notes to show that this will become part of his plat. He asked for a variance since this has been done in Metro. His main objective is to get the pond incorporated into his property. The tract has already been approved by the Health Department. Lowe stated there is no debate on the intent of what they want to accomplish, he is in disagreement with the procedure. He feels the plat has to be combined with the 8 acres in order to legally create an appropriate lot which does not violate subdivision law. He recommended the property should be surveyed and replat the acreage into one lot. Bale stated he is trying to avoid that cost of \$4,000. He suggested that he could provide a joint access easement to the property. Lowe stated that would be acceptable as long as it is designated as an unbuildable lot and would be recognized as a separate parcel. Motion was made by Driver for conditional approval of a plat showing a joint access easement to this lot, subject to staff's review and approval. The motion was seconded by Coombs. Passed unanimously.

(The Board agreed to hear the remaining items and then consider Item #3.)

Item #4 (9.1#1-97) Consider acceptance of extension of Letter of Credit for \$63,000 from Landsource Corporation for Twelve Stones Crossing, Phase IV.

Staff reviewed. Jim Thomas stated the City has good reason to believe that we would not be able to achieve an extension of this letter of credit from Landsource Corporation and the City will make an attempt this week to draw on that letter of credit. The recommendation is that no extension be made. Motion was made by Driver to deny the extension of this letter of credit. The motion was seconded by Williams. Passed unanimously.

Item #5 (9.1#1-97) Consider acceptance of extension of Letter of Credit for \$88,000 from Newmark Homes for The Estates of Twelve Stones.

Jack Tompkins recommended that the letter of credit extension be accepted.. Motion was made by Coombs to accept an extension of this letter of credit. The motion was seconded by Trew. Passed unanimously.

Item #6 (9.1#5-94) Consider acceptance of extension of Letter of Credit for \$27,000 from Randall Phillips, Sr., for Braxton Park, Section V.

Item #7 (9.1#5A-94) Consider acceptance of extension of Letter of Credit for \$35,000 from Randall Phillips, Sr., for Woodwyn Hills, Section III.

Jack Tompkins stated that both of these sections are nearly complete and he recommended that they be given final acceptance, except for Loretta Drive. He recommended that a maintenance bond be accepted in lieu of accepting these letters of credit. There was also a request from the developer to include Woodwyn Hills, Section 1, and Braxton Park, Section 1 also, which are not

on the agenda. Public Works recommends that these improvements also be accepted and that staff be given the authority to accept a bond for Loretta Drive and a maintenance bond for those four sections. Once the Commission accepts these areas, the bond is good for one year. The Loretta Drive bond would not be limited to one year. At some time when the development approaches completion, Loretta Drive would be overlayed and that cost would be included in the bond. The maintenance bond is recommended to be \$40,000 and the overlay of Loretta Drive in Woodwyn Hills Section 1 and Section 3 would be \$31,000 in two separate bonds or letters of credit. Motion was made by Driver to accept a maintenance bond for these four sections in the amount of \$40,000 and to recommend to the City Commission that these improvements be accepted by the City, and to accept an additional maintenance bond for Loretta Drive in the amount of \$31,000. The motion was seconded by McNeal. Passed unanimously.

Item #8 Presentation by John Finch regarding Imagine Goodlettsville, a visioning committee.

Finch reported that for several months a group of citizens and business people have been gathering for the purpose of trying to do some visioning about our community. Their long term view is along the lines of what do we want to be when we grow up here in Goodlettsville. This began as a Chamber effort several years ago and has evolved into an independent group. They began calling themselves the Goodlettsville Visioning Committee and as they have continued to meet and expand their membership and involvement of citizens, government and business people in the community, they have recently adopted the name Imagine Goodlettsville. They are in the process now of forming a formal 501-3-C non profit organization. They are hoping to focus on quality of life issues and to influence the future growth and development of our community in a way that it is beneficial for all. We have been encouraged and supported by the City Commission, however with the current budget constraints on the City, they are seeking private and federal funding in the form of grants. They do have encouraging feedback and actually have a verbal pledge from a major foundation that will enable the group to proceed. They have talked to other folks who have been doing similar projects including Smyrna, Georgia, Kingsport, Tennessee, Franklin Tomorrow in Franklin, Tennessee, Earl Swenson, renowned architect and Chair at the MTSU Regional Planning Board, and Chattanooga, Tennessee. He named the members of the group and invited the members of the planning board to attend their meetings. The next meeting will be October 28 at 11:30 a.m. at the Powell Building office.

Item #3 (9.1#29-03) Consider the request of Jared R. Gray, Ragan-Smith Associates, for the approval of a preliminary master plan for a proposed Publix Supermarket and other stores and a rezoning request for Commercial Planned Unit Development (CPUD) for properties located at the intersection of Long Hollow Pike and Loretta Drive, Sumner County Tax Map 143J, Group B, Parcels 3,4,5,6,27,28,29 and Group F, Parcel 303.

Staff reviewed. Terry displayed a map of the existing property and zoning lines with an overlay of the proposed development plan. He described the location of the project as it relates to Long Hollow Pike, Loretta Drive, and Northcreek Business Park. There are several parcels of property involved in the project that have been placed under purchase option. He pointed out that the 4 lots included in the plan that front on Long Hollow Pike are zoned Restricted Office Planned Unit Development. That is a commercial classification but it is a restricted

classification and it does not include as many uses as might be encompassed in a commercial planned unit development, although it does permit retail trade and it does permit general offices of various kinds. There is a restriction on that particular district that has effected these properties in the past that says that an existing building on the property cannot be converted to a new use and new construction has to be proposed. Therefore, you cannot purchase one of these properties and convert it to a new use. You have to build a new building. Another lot included in this proposal is the green space lot on the right as you enter Northcreek Business Park on Caldwell Drive and it is not a buildable lot. Two lots fronting on Geneva Drive and one on Loretta Drive are also occupied by homes and are zoned R-25. The request is to combine all these parcels and to rezone them to Commercial Planned Unit Development and allow the shopping center to develop.

Terry stated the original plan was submitted and contained a number of proposals that were suggested by the neighborhood to the developer. The staff did not agree with some of those proposals and this revised master plan complies with all the staff's comments. The developers originally proposed that there would be no access to Loretta Drive and thus proposed the access driveway to the development to enter off of Long Hollow Pike. Staff did not think that was workable because you have a signalized intersection at each end of the development and traffic that stacks up at both those intersections with movements in and out of Ellen Drive also. They also proposed a screening fence would be built down Loretta Drive to Long Hollow Pike. Staff recommended that the entrances to the development be from Caldwell Drive and Loretta Drive, with the screening fence on Loretta Drive stopped at the access driveway. From that point forward, there would be a landscape area and sidewalks constructed on the right-of-way with lots of trees behind. The screening fence and extensive landscape materials would also be around the property along Loretta Drive and Geneva Drive.

Terry further noted that there are four houses on the north side of Geneva Drive that would be remaining. That is one of the land use issues. The land use plan adopted by the City actually conflicts with itself. One of the goals of the policy adopted in 1989 was to preserve the stability, integrity and property values of viable residential neighborhoods. Rezoning the 3 homes involved from R25 would conflict with that goal. However, another goal of the plan is to promote high quality commercial development that will generate retail sales revenue. A great deal of the revenue that sustains the City is the local option sales tax.

Terry pointed out the proposal is to build a screening fence along the back of the property on Geneva Drive and down Loretta Drive, like the fence around Northcreek Business Park. There would also be heavy landscaping with trees and shrubbery. The proposed plan includes overhead light standards shining down on the parking lot and wall packs on the buildings that are designed to shine downward and not outward. Terry stated the board must determine which part of the land use policy to apply to these properties and whether or not to amend the land use policy and then to recommend a zoning change.

Bret Smith, Ragan Smith Associates, indicated they first submitted a plan that they felt reflected what the neighborhood had indicated they wanted, that they did not want an access on Loretta Drive. After the staff reviewed the plan, they took the plan off Long Hollow Pike. They propose sidewalks down Loretta Drive to meet the existing sidewalks on Long Hollow Pike. The

screening wall will have brick columns and footings with the pressure treated 3/4 panels, like the fence around Northcreek Business Park so there will be continuity. There will be intensive landscaping around the fence with canopy trees and shrubbery. Loretta Drive is a 60' right of way road on the thoroughfare plan. They will dedicate half of that distance and improve it with four lanes from the intersection back to the entrance and then taper back to three lanes to the existing two lanes at Geneva Drive. This will improve the intersection of Loretta Drive at Long Hollow Pike with four lanes, widening Loretta on their property and at their expense.

Smith displayed drawings of the front and rear elevations, indicating the building will be brick on all sides. They propose to put free standing lights on the back of the site which with face back into the sight with cut off lenses so that there will be no light trespass, rather than wall packs that shine out. If this goes forward, submissions in the final master development plan will include a photo metric plan that shows light trespass and light spillage with the fixtures shown. They will be in compliance with the landscape plan with the street trees and the buffering that is required on the parking lot with the interior street trees and parking lot trees. They will be in compliance with the water detention and drainage policies. He expressed that they have tried to fit into the neighborhood and integrate with as much context as possible with this high quality project with brick, buffers, street trees, sidewalks, landscaping and the street improvements.

Williams inquired about the noise impact from the development. Smith explained that deliveries will be restricted to between 6:00 a.m. and 10:00 p.m. at a sunken truck port. Any noise from trucks and motorists will be stopped by the 6 foot wall and the canopy trees.

Manning stated the four homes on the north side of Geneva Drive may have the greatest impact and he inquired if they have been approached to purchase their properties or to provide them with any potential loss of income in the value of their homes. There is a "U" shape of commercial zoning circling around the residences on Geneva on three sides. The plan itself squares off property in a proper fashion, but also creates a further hardship on those existing properties. If they were willing to sell their property and could be incorporated into this project, it would create a different scenario.

Ray Dwelly indicated a couple of years ago, Albertson's was interested in this property. At that time, all of the properties on Geneva Drive were included in negotiations. When the Albertson's project was canceled, Publix became interested in this location. Publix requires about 25,000 less footage than Albertson's and the four homes on the north side of Geneva were not needed to meet their needs. Mike Clark indicated that 2 of the 4 homeowners on the north side wanted extravagant amounts for their property and there was no consensus in the negotiations before Albertson's canceled their interest. He indicated that if the property owners were receptive to a more reasonable price of what their property is worth, purchasing those properties could be considered.

Trew inquired when the neighborhood met and demanded the fencing around this property. Clark stated he has met with many of the neighbors and tried to meet their requests and concerns with the proposed plan. The fence was offered and not demanded. In an effort to be a good neighbor, Carter stated he held a meeting in October with the neighborhood. One lot and a small portion of another lot are included in the Clover Bend Estates and subject to the restrictive

covenants of that subdivision. The purpose of his meeting was to inform the neighborhood about the proposal, to find out what their wishes, concerns and requirements would be for this development, and determine if a majority would be willing to exclude the one lot and portion of another from the restrictive covenants, which will expire next year. The biggest concern that he heard was traffic. They felt like they were being funneled down Loretta Drive to Long Hollow and things stacked up trying to get out to go to work. They expressed that they did not want an entrance on Loretta Drive. That is why they took the entrance off Loretta and moved it to Long Hollow Pike. That is also why they offered to widen Loretta Drive to four lanes so that they would have an additional right turn lane out and maybe ease their existing traffic problems. Their intent has been to offer a first class project and to be a good neighbor.

Trew inquired if there would be an impact on the property values on the properties on Geneva Drive, Loretta Drive and at the corner of Loretta and Geneva. Clark stated the International Council on Shopping Centers has conducted many studies and there have been a few court cases on that subject. The experience of those studies on the long term is that the property values in the adjacent properties went up and not down. He offered to make copies of their studies available to anyone who is interested.

Driver inquired if the store could be built on the four tracts fronting on Long Hollow Pike. Clark stated the size would be adequate but that the City's beer permit requirements could not be met without the additional property in the rear. It would also not be economically feasible to include the property in the rear for the purpose of meeting the beer permit requirements without utilizing that space in the development so that the two out parcels could be included.

Trew stated he lives 100 yards from the proposed development and that he is admittedly biased on the issues. The neighborhood has heard of this threat for 2 or 3 years. When they met in December, an overwhelming majority were upset and opposed to the development with 36 of the 50 residences represented. 34 people signed and voted no, 12 did not attend, and 2 or 3 voted yes. Residents have been offered \$1,000 to \$2,000 to agree to release the two lots involved from the restrictive covenants of their subdivision. He toured all the shopping centers in Goodlettsville and Hendersonville. The rear of Foodland has milk crates, shopping carts, dumpsters, and a grease trap behind the store, and it is buffered by an industrial building. Krogers also has a blighted area with debris stacked up, but it is buffered by the creek and trees so that you actually have to drive behind the store to see it. He went to Publix in Hendersonville and noted that it was by far the cleanest that he visited. There were still buffers of industrial properties or other commercial properties behind the store. With this proposal, what would be visible going down Loretta? Mr. House and Mr. Smith will see a dumpster, a dock, milk crates, and the back of a building and it will not be attractive to look at from their front or back door.

Clark indicated that Publix does not have a dumpster. They have a compactor and it is very well hidden and screened. Dwelly noted that the dock will be sunken and you will not be able to see delivery trucks over the fence and the extensive landscape screening. If the truck is there over 10 minutes, the truck would be turned off. Bret Smith added that they will have to remove some existing trees in this project and to meet the landscape ordinance will involve extensive new planting. One of the ways they plan to meet those requirements is to load up this back area along Geneva and side area along Loretta with evergreens that don't take up a lot of horizontal distance

but get tall and include magnolias, foster hollies, cedars, red oaks that hold their leaves in the winter, creating a wall of evergreens in different textures and colors. Above the 6 foot fence, these will continue to get taller and taller.

Trew asked Clark if the property on the other side of Loretta Drive going down Long Hollow Pike toward Grace Drive would remain residential or turn into commercial. Jim Thomas stated that would be a decision of the planning board and not a developer.

Galbreath inquired if a grocery would be allowed with the current ROPUD zoning on the 4 lots on Long Hollow Pike. Terry indicated that a grocery store would be allowed in that zoning classification.

Terry reviewed the issues of conflicting goals within the land use policy adopted by the City. The policy has a goal to preserve stability, integrity, and property values of viable residential neighborhoods. This project will have a primary impact on 7 properties that front on Geneva Drive and Loretta Drive. Another specific goal of the policy is to promote high quality commercial development that generates local option sales tax. Publix supermarket, the way it has been proposed here, will definitely be a quality commercial development and it will generate a certain amount of sales tax. One of the problems that Goodlettsville has regarding new commercial development is that there are only a few areas available zoned commercially that are not broken up into individual lots like this group of parcels. Any time you have new commercial development, the developer has to go through the process of attempting to accumulate individual small lots into a viable larger tract that would be desirable to a commercial developer. It must also have frontage on major highways that different types of stores want and require for exposure. We have very few areas that are available for commercial development.

Galbreath stated that the land use policy includes verbiage about transitional areas where you transition from one zone to another, similar to what Trew eluded to where you have the creek behind Krogers and industrial property behind Foodland. He asked Terry if this plan provides any transition between commercial and residential. Terry stated if you have intense use such as a retail shopping center, to have a transitional use, you would want to see perhaps a low intensity office development or a higher density housing between the high intensity commercial and the low density residential to provide that transition. There is no land use transition but there is a physical barrier and landscape screen.

Terry stated staff has reviewed the traffic study and with proposed improvements, the existing intersections can handle the traffic generated.

Joe Griffin, Ragan Smith Associates, prepared the traffic study. They looked at two access options on the site. They conducted am and pm peak hour turning movement counts at the intersection of Long Hollow Pike and Caldwell Drive, Long Hollow Pike and Ellen Drive, and Long Hollow Pike and Loretta Drive, for a good basis for their analysis. They then increased the base traffic by 4% per year to establish some growth traffic in the area. They added in other development in the area, including the recently approved H. G. Hill commercial site between Ellen Drive and Caldwell Drive. Before considering the proposed Publix development, they looked at the year 2005 and the background conditions with all those other traffic constituents.

They added the Publix site at that point into the analysis and generated traffic for the site into the system.

Griffin stated they looked at two separate options. Both options had access on Caldwell Road and one of the options had an access on Loretta Drive and the other had an access on Long Hollow Pike. They conducted peak hour analysis with the turn lanes and signal warrants. In summary, they established the Caldwell intersection would work without any improvements. The intersection at Ellen Drive would function without any improvements if the access on the Publix site on Long Hollow Pike was not included. If the access to Publix from Long Hollow Pike was included, a right turn lane on Long Hollow Pike into Ellen Drive was needed. If the access was included on Loretta Drive, a right turn lane on Loretta Drive at Long Hollow Pike would be needed, which is included in the proposal. Loretta Drive would have to be widened some distance back depending on if that access were provided. They made recommendations in summary that they preferred the plan with the access on Loretta Drive based on many reasons. The signal spacing between the two signals is very short and if you include a Publix access across from Ellen Drive, it adds more conflicting turning movements there and decreases the operational capacity of the two signaled intersections. There would also be an overlap of traffic turning left into Loretta Drive which would cause increased delay and capacity issues. Also, any traffic to the Publix site which came from the subdivision, would have to come out on Long Hollow Pike, enter the site, and then return to Long Hollow Pike and then back into the subdivision via Loretta Drive. That would be very inefficient in their opinion. They felt that approximately 20% of the Publix traffic would be coming from the subdivision.

Griffin stated their clear preference is the access on Loretta Drive. Their objective is to establish a level of service of D or better during am and pm peak hours. With the access on Loretta as recommended, this achieves a C level of service. The addition of another right turn lane out of Loretta Drive, would allow two lanes of traffic to turn right out of Loretta Drive onto Long Hollow Pike and reduce the morning delays caused by inadequate stacking. Trew inquired if the pm counts increased turning into Loretta Drive from Long Hollow Pike. Griffin stated the counts increased after including Publix from 350 pm trips to 415. However, in the pm peak hours, the storage capacity of the turn lane can be fully utilized for that left turn into the project, keeping the northbound lane of Loretta open for local traffic entering the subdivision.

Clark stated for the record, regarding the informational meeting he held with the neighborhood in October, there was no vote taken. Cornett took over the meeting and wanted everyone to sign that they wanted to renew their restrictive covenants. There was no vote taken.

As a spokesperson for those opposed to the project, Phil Cornett, 107 Grace Drive, addressed the board. He stated he went to the Sumner County Register of Deeds and determined the properties in Clover Bend Estates, Section II who would be effected by the subdivision restrictive covenants which prohibit changing the zoning within the subdivision. Of the 50 property owners, 34 were opposed to amending the restrictions, 2 were in favor, and 12 were not represented. He stated restrictive covenants are put in place to protect residents. He asked if the board can approve this proposal when it does not comply with the restrictive covenants. He felt there would be traffic congestion and cited the number of wrecks through the commercial areas of Long Hollow Pike. He felt the purpose of new development should be to enhance quality of

life and increase revenue and the policy in place requires that. He noted that it also requires buffering. He stated the office space of Northcreek buffers the residential area from the high commercial uses around Conference Drive. He stated that they do not want this in their neighborhood and that they have the right to protect their rights as property owners.

Manning stated that he believed many do not understand zoning classifications. The property on Long Hollow Pike is zoned Restricted Office Planned Unit Development. That name including "office" is misleading. There are many commercial and retail uses that are allowed in this zoning classification. If someone presents a proposal to this board for a pawn shop or convenience market or any number of other retail uses, and they meet the requirements of a planned unit development, this board cannot deny their approval or stop them.

Thomas stated that the planning board does not impose restrictive covenants. They are a private agreement and enforced by the homeowners within a subdivision. They are created by the developer and it is his responsibility to record them and see that they are enforced.

Driver stated he would like to have Publix in our City but he feels it would be detrimental to the residents in this neighborhood and he is not sure this is the proper location.

Coombs stated he feels Publix would be a great asset to our community. He stated the board has taken a long time in preparing the land use plan, taking the opportunity to look at what they wanted to do to protect residential areas. In 1989, it was desired that as development would be built out, we would do everything in our power to buffer those areas. This location does not allow the buffer area to protect our residents. He stated he has concerns about the traffic counts. He stated this development will impact Loretta Drive. He stated he would do anything to see Publix in our community but he has reservations about this site and the impact it would have to the artery to a major residential area.

Wall stated she has many reservations about the traffic but she would like to see Publix in our City.

Clark stated they looked at 10 different sites in Goodlettsville and this is the only site that will work. Publix wants to be on Long Hollow Pike, not Dickerson Road, to compete with Krogers. They also want to be easily accessible to residents. If this proposal is turned down, he stated there is no other site.

McNeal asked for a show of hands in favor of a Publix in Goodlettsville. Several raised their hand but no count was taken.

Coombs stated he would be more in favor if this development provided a residential buffer to commercial development and satisfied traffic issues.

Motion was made by Driver to deny the request, seconded by Trew. Passed unanimously.

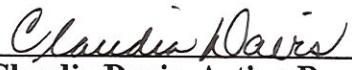
Item #9 Discussion of land use and zoning issues in the area of Old Dickerson Pike and Highland Heights Drive.

Regarding the impact of development of property on vacant properties in this area, Terry stated there is no way the City cannot allow the development of property if they comply with the zoning regulations. He distributed a report on the number of open acreage tracts in this area. Terry suggested the board should schedule a public hearing and involve all property owners adjacent to the Tommy Jackson property, Old Dickerson Road, Connor Drive, Highland Heights Drive and Roanoke Drive areas. The board agreed to hold a public hearing at 5:00 p.m. on the date of the December planning meeting, and then have the regular meeting agenda at 6:00 p.m.

The meeting was adjourned at 7:50 p.m.



Jim Galbreath – Vice Chairperson



Claudia Davis, Acting Recording Secretary