

A regular meeting of the **Planning Commission** was held on Thursday, March 3, 2016, at 6:00 p.m. in the Board Chambers of Town Hall, at 500 Poplar View Parkway.

Staff members present were: Town Attorney, Mr. Nathan Bicks; Assistant Town Administrator, Mr. Josh Suddath; Town Planner, Mr. Jaime Groce; Town Engineer, Mr. Dale Perryman; Deputy Town Engineer, Mr. Jason Walters; Assistant Town Planner, Mrs. Nancy Boatwright; Planners, Mr. Matthew Wilkinson and Mr. Scott Henninger; and Administrative Specialist, Sr., Mrs. Shari Michael.

Pledge of Allegiance

Chairman Cotton led the Pledge of Allegiance.

Roll Call to establish a Quorum

Cotton – present, Worley – present, Tebbe – present, Netherton – present, Murdock – absent, Rice – present, Jordan – present, Rozanski – present, Bradford – present.

Quorum Present.

Approval of Minutes

Chairman Cotton asked if there were any additions or deletions to the minutes from the February 4, 2016 meeting.

Hearing none, he called for a motion to approve as presented.

Motion by Vice-Chairman Rozanski , and seconded, to approve the minutes as presented from the February 4, 2016 meeting.

Hearing no further discussion, Chairman Cotton asked Mrs. Michael to call the roll.

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

Approval of Agenda

Chairman Cotton asked if there were any changes to the agenda as presented.

Mr. Jaime Groce stated there may be a need to reorder some items.

Chairman Cotton stated that under the Formal Agenda, the applicant would ask that item 7.B. PC16-11 Collierville High School, be moved to the end of the agenda.

Hearing no further discussion, Chairman Cotton called for a motion to approve the agenda as amended.

Motion by Vice-Chairman Rozanski, and seconded, to approve the agenda as amended.

Hearing no further discussion, Chairman Cotton asked Mrs. Michael to call the roll.

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

Consent Agenda:

Chairman Cotton asked if there were any questions of staff, or if there was any one present who wished to have this item heard.

Hearing no further comments, he called for a motion to approve the Consent Agenda as presented.

Motion by Commissioner Tebbe, and seconded, to approve the Consent Agenda with the conditions of approval as attached to each staff report.

PC 15-53 - Collierville Farms PD, Ph. 5 Fleming Ridge SD – Request an approval of the Final Subdivision Plat for 38-single family lots on 9.2 acres located in Area 4 of Collierville Farms PD on the south side of Shelby Drive.

To approve the Final Subdivision Plat for the Collierville Farms PD, Ph. 5 (Fleming Ridge), a 38-lot residential subdivision on 9.20 acres (Exhibit 2) located on the south side of Shelby Drive, subject to the following conditions:

EXHIBITS:

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
 2. The Final Subdivision Plat and Homeowners Association Documents shall be recorded prior to issuance of any building permits.
1. Applicant’s Cover Letter (02/01/16)
 2. Final Subdivision Plat (02/01/16)

PC15-52 - Conditional Use Permit for an Accessory Dwelling on Lot 8 of Stratton Heights Subdivision.-

Recommend approval to the BMA the Conditional Use Permit for an Accessory Dwelling on Lot #8 of the Stratton Heights Subdivision, per Exhibits 1, 2, and 3:

1. This CUP for an accessory residential use in conjunction with a detached residential use at the subject property shall be null and void if the applicant has not obtained a Certificate of Occupancy (CO) within twelve (12) months of the granting of the CUP.
2. A building permit shall be obtained from the Building and Codes Division of the Department of Development prior to construction.
3. Building permits for the accessory dwelling can be issued concurrent with, or after, the issuance of building permits for the principal dwelling. A Certificate of Occupancy (CO) shall not be issued for the accessory dwelling until the principal dwelling has obtained a CO.

- EXHIBITS**
1. Cover Letter (12/15/15)
 2. Architectural Elevations including Roof Plan and Floor Plans (12/15/15)
 3. Plot Plan (12/15/15)
 4. Stratton Heights Final Subdivision Plat (2013)
 5. Applicant's HDC Cover Letter, with material samples, colors, light fixtures (12/15/15)
 6. January 2016 HDC Staff Report (without exhibits)

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

Formal Agenda:

PC16-10 - 595 W. Poplar Ave - Discount Tire Store - Request approval of a Conditional Use Permit (CUP) for a 7,373 square foot tire sales and service use on 1.90 acres located on the southwest side of Poplar Avenue and Abbington Road.

Mr. Jaime Groce gave the staff presentation. He explained that the applicant is asking for a CUP only this evening for Discount Tire Store, and if this is approved, they will submit a Preliminary Site Plan to the PC. Currently this property has a former bank building on it and they only occupied a very small portion of this lot. If the CUP is approved, the applicant plans to demolish this building and build their new store closer to the west side of the property. He explained the parking and lot layout. He reviewed the 2 Key Questions he will cover in his presentation. The store will have 50 parking spaces, which is because they recently received a Variance from the BZA on.

- EXHIBITS**
1. Cover Letter and CUP response (01/27/16)
 2. Site Plan & Elevation Renderings (01/29/16)
 3. Acoustical Study (rec'd 01/29/16)
 4. Aerial & Site Photos (Taken 01/07/16)
 5. Traffic Analysis (dated 01/26/16)
 6. 2015 Site Plan & Elevation Renderings
 7. PC Minutes 2015
 8. Examples of similar Auto Repair Uses built since 2007

The property is currently zoned for a tire store, and there will be new sidewalks, new 40-foot required buffers, relocated curb cuts; however they do not plan to provide cross-access with adjacent properties. The vehicle bays will be oriented towards Abbington Road. There will be a landscape strip located in the middle of the parking lot, which will have upright evergreen vegetation so that the bays will be screened.

On February 5, 2015 the PC did not formally recommend approval of the Discount Tire CUP when they request to be located at a site, a block to the east. A comparison between the 2015 design and the current design indicates several differences such as the location, building and parking placement, additional parking, architecture and connectivity to adjacent property. This new site is just a few blocks west of the site that was not approved in 2015. He reviewed architectural differences and the connectivity. Even though staff has added an example Condition of Approval to require cross-access, this site plan submitted does not have any connectivity and will be a standalone site.

The CUP process lets the Town make sure a use is appropriate to a certain location if specific provisions are addressed aimed at promoting the public health, safety, welfare, morals, order, comforts, convenience, appearance, prosperity or general welfare of the Town. He reviewed the 6-prong Test for allowing a CUP and stated that the location is appropriate for such use given adjacent auto-related uses, but Discount Tire's use and design could harm the area in three ways and the issues need to be addressed through the Preliminary Site Plan process: lack of required connectivity, noise and highly-visible vehicle bays.

The Design Guidelines say curb cuts should be the minimum necessary for effective on and off-site traffic circulation and sites should have joint accesses "whenever possible." The Subdivision Regulations have very specific language on connectivity and makes the intent of the Town clear. Nonresidential sites need to connect to the neighboring non-residential. This is especially important on arterial streets like Poplar Avenue for traffic management.

He reviewed the Noise Study the applicant has submitted, and it appears that the noise to the perimeter of the parking lot would be at the level of a conversational tone.

The DRC's Design Guidelines states to locate appearances "in a part of the site that is not visible from the public view", and the items such as roll up doors, and service doors should be located on building elevations that are the least visible from public streets. Even if they put these on the west side of the property, these bays would still be visible in some way to Poplar Avenue. By putting them on the east side, it increases the visibility and this explains staff's Condition of Approval that is asking the applicants to flip it to the opposite side of the building. He reviewed showed aerial photos of other businesses around Town that were asked to do the same thing.

He explained the next steps for the applicant and the reviewed the example motion that was contained in the staff report. The applicant does not agree with condition of approvals number 3 or 8.

Chairman Cotton asked if there were any questions of staff.

Commissioner Bradford asked if South Tire has another access to Abbingdon Road, besides the gravel area.

Mr. Groce stated yes and explained that there are two access points, but the gravel access drive to the north of their site is not on their property.

Vice-Chairman Rozanski asked about the easternmost access off of Poplar Avenue for Collierville Auto and if they are proposing to close it.

Mr. Groce stated that it is not to be closed, but they did have to re-configure parking in that area to address handicap codes.

Vice-Chairman Rozanski asked Engineering if they feel that if they flip the building, will that not make the drive entrance have to be off of Poplar Avenue, and therefore creating two access entrances off of Poplar, and thus causing more traffic issues.

Mr. Groce stated that is a concern, but the hope is that Collierville Auto and Discount Tire could share one curb cut and that might be a place where they could have a shared connection, then that starts compromising the required front yard buffer, and there are trade-offs if that is the decision.

There was a brief discussion about the applicant flipping the building, which would cause them to design a whole new site plan.

Hearing no further questions, Chairman Cotton called the applicant to the podium.

Mr. Mike Fahy, representative for applicant, addressed the commissioners. He explained that they are in agreement with staff on everything except Condition of Approvals number 3 and 8. The applicant has received a Variance from the BZA for 50 parking spaces and with the site plan they have submitted with the CUP request, they will have 40% open space. He reviewed the existing conditions and showed the current site for Collierville Auto and explained that they have 3 access entrances already. The DRC requirements ask them to put in a landscaping buffer and they have done that. They do not feel that the cross-access easements or connectivity should be a requirement as both businesses are currently operating without shared access now and there is nothing mutually beneficial to having them require the access to their neighbors. They feel that employees and trailers bringing in cars will be the only traffic to utilize that cross section and there will be no one to police that situation. People will just be utilizing their property for a cut-through and this compromises the safety of their patrons to the business. One neighbor already has two access points and they have already been functioning just fine without it. In regards to them flipping the building, the Design Guidelines ask that you place a side yard of a building, to a side yard of another building. This is what they have done and they think the bays would still be somewhat visible to Poplar Avenue, and their business would then be looking at the solid concrete wall of the adjacent car sales lot. They felt that they were masking this for their neighbor and they do not feel that this would be beneficial to their business in any way. They would request that the PC delete condition of approval number 3 and modify number 8 to state that the site plan would be modified to match the supplemental landscaping plan and that the shared access requirement be removed and that the building be able to stay where it is.

Chairman Cotton asked if there were any other questions of the applicant.

Hearing no questions, Chairman Cotton called the owner of the adjacent business forward who wished to speak.

Mr. Joe Underwood, representative for Collierville Auto, stated that they are willing to work with the Commission however they see fit. They have concerns with the drainage, but aside from that, whatever they can do, they would be glad to accommodate it. They have just ordered lots of trees and bushes for landscaping to put in front of the long concrete wall on the side of their new building and that should help soften the look of it soon.

Alderman Worley asked if they are going to keep their third entrance or furthest east entrance and/or would they work with the next business next door to expand it and have one access?

Mr. Groce explained that middle entrance is up to Collierville Auto and the eastern most curb cut is open and functioning in the layout they have from Collierville Auto. He asked the Town Engineer to speak to the issue with TDOT having two curb cuts nearby.

Mr. Jason Walters, Deputy Town Engineer, addressed the commissioners and stated that he does not know how TDOT would react, but it is always good when we decrease the number of curb cuts on Poplar Avenue. It would be great to combine the two on Poplar Avenue. Since there are two separate ones now, they would probably allow them to remain.

There was a brief discussion regarding the distance between the two entrances now.

Vice-Chairman Rozanski asked about the drainage issue.

Mr. Fahy stated that it will be handled according to Engineering's requirements.

Alderman Worley asked about the design of the building as it has been proposed tonight. He asked if they can make the articulation to the facade match the 2015 application. He asked if they can make sure that it is articulated a little better.

Mr. Fahy stated that they would be happy to do that.

Commissioner Jordan stated that when the bank was in full operation before it did not have the connectivity and so he sees no difference now to make them have it shared now.

Commissioner Netherton stated that he feels that if you flip the building on the site it will make the bays more visible to Poplar Avenue and he does not feel this would be a good idea.

Vice-Chairman Rozanski stated that he agrees and the landscaping buffer and internal landscaping will be disturbed if they are required to flip the building. He feels that if they further articulate the façade of the building, this will help to hide the view of the bay doors to Poplar Avenue.

Hearing no further discussion, Chairman Cotton called for a motion.

Motion by Commissioner Jordan, and seconded, to recommend approval to the Board of Mayor and Alderman a request (Exhibits 1) of approval for a Conditional Use Permit (CUP) for a 7,373 square foot tire sales and service use on 1.90 acres located on the southwest side of Poplar Avenue and Abbington Road, subject to the following conditions eliminating conditions 3 and 8:

Vice-Chairman asked for a friendly amendment to the motion, that instead of eliminating number 8, to clarify it to say that we would like to see the additional articulation that was shown on the 2015 application.

Commissioner Jordan agreed to accept the friendly amendment to his motion.

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. The Conditional Use Permit shall become null and void if the applicant does not enter into a Development Agreement within one year of the BMA approval of the CUP.
- ~~3. This site shall provide vehicular access to the adjacent properties to the west (Collierville Auto) and south (South Tire) in order to prevent material adverse impacts to the area.~~
4. There shall be no outdoor display or vending or storage. Display, vending, or storage shall not be visible on the outside of the building.
5. The applicant shall limit the hours of operation to 8AM to 6PM Monday thru Friday and 8AM to 5PM on Saturday (***Exhibit 1***).
6. Any tire sales and service activities shall comply with the Town's Anti-Noise Regulations (§ 130.022).
7. This Conditional Use Permit is limited to retail tire sales and tire-related services only. General auto repair activities and automobile rental uses are expressly prohibited at this subject property.
- 8.** To mitigate any adverse impacts to the character of the area because of the visibility of the garage bay ~~from the public realm, the site plan shall be modified to turn the garage bays away from the street by placing the building adjacent to Abbington Road with the service bays facing west towards the Collierville Auto service building and locating the parking behind the building. The layout should~~

~~closely resemble Christian Brothers Automotive at 381 Poplar Avenue as it is also located on a corner lot. — doors, the architectural design will be modified to emulate the 2015 design.~~

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

PC15-51 - AddieGreen Subdivision – Request approval of a Preliminary Subdivision Plat for a 12 lot subdivision on 5.63 acres located on the north side of Poplar Avenue (HWY 57) west of the Collierville Baptist Memorial Hospital.

Mr. Matthew Wilkinson gave the staff presentation. He reviewed the key questions that he will discuss this evening.

- Will the lot sizes in the AddieGreen Subdivision be comparable to those in the adjacent subdivision?
- Can the proposed 12-lot subdivision be adequately served by the present infrastructure?
- What is the PC’s rule in tree mitigation?
- What is the new formula being requested by the applicant?

He stated that the lot sizes in the subdivision will range from 15,000 – 19,981 square feet, which are typical size lots for the Town and the surrounding subdivisions in R-1 zoned areas. He explained that the site is not currently adequately served by the present infrastructure, however the applicant is extending the sewer line through Baptist Memorial Hospital’s property to bring sewer service to the subdivision making it adequately served. Water is provided from Poplar Avenue and will run under AddieGreen Cove and Poplar Avenue is fully improved at the location of the proposed subdivision and AddieGreen will add 149 vehicles per day to Poplar Avenue, which saw 21,700 vehicles per day in 2014. He explained how the new sewer line will run for the subdivision.

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| EXHIBITS: |
| 1. Applicant’s cover letter 2/9/16 |
| 2. Preliminary Subdivision Plat 2/9/16 |
| 3. Construction Plans 2/9/16 |
| a) General Notes |
| b) Existing Conditions |
| c) Grading and Drainage |
| d) Erosion Control Plan |
| e) Tree Canopy Plan |
| f) Sewer Plan |
| g) Water Plan |
| h) Combination Utility Plan |
| i) Civil Details |
| j) Landscape Plan |
| 4. Summary of Traffic Impact Study completed for parcel rezoning 10/20/15 |
| 5. Existing Tree Policies and Regulations |

Mr. Groce explained the PC’s role in the tree mitigation ratio and that the applicant has asked for an alternative tree mitigation policy. He reviewed the 4 goals of the ongoing efforts of the Town’s Tree Policy and stated that the ratio formula which the PC uses typically is not found in any Ordinance. Typically the formula most often used is that the applicant plant 1 new tree for every 2 existing trees removed. A side effect of that ratio is a tree survey must be done, even though everyone knows those trees are coming out anyways. The amount of applicant and staff resources that goes into that survey may not be cost effective and can be substantial. There was a lawsuit against the Town from 1999, and this has affected our tree policy. Essentially, there is a settlement that says that the Town can’t regulate trees on single family lots less than one acre. In the past, developers have saved every tree they can until the plat is recorded and then those trees come down to avoid mitigation. This has driven plans you have seen in the past for tree removal. There has been discussion in recent years over whether or not this policy is as effective as it could be. He explained that the Town has a 33% tree cover canopy and the goal of the Town’s tree ordinance is ultimately to maintain that and even grow

it over time. Trees are what makes Collierville a special place. The Tree Policy update is not in an Ordinance form yet, but we are trying to develop a simple formula to apply to properties. For example, we could only require tree surveys when they are needed. The Town has a GIS map showing the tree canopy on its website and you can actually view it online. A tree survey may not be needed if we rely on this data. The Town is now using tree fence details based on the critical root zone method to try to reflect these ideas. Because of these new methods, in developments, the applicant is requesting you to set the rate and method of tree mitigation based on these ideas. He showed aerial photographs of the site of what is there now and what the applicant is proposing to save trees. The applicant is asking not to have to survey the trees to be removed, but to instead survey and focus on what they are saving and maintain, or create, a certain level of tree canopy. They would follow a rule of 14 trees per acre, which is what they say Nashville requires, but their plan shows about 16 trees per acre, post-development. This is comparable to Wright Construction's application request that resulted in the PC granting them 18 trees per acre, but that was a nonresidential site. So we are saving existing trees, they are saving the tree canopy and by adding in the 2 trees planted per lot, you can factor all that in there for how they will demonstrate that they have well over 14 trees per acre. He showed a table which shows trees planted on-site in other subdivisions around the Town.

Mr. Wilkinson reviewed the grading and drainage plan. Drainage will move west to east being collected in a pipe that will carry water in a 21,769 square foot detention pond to the east of the property and off site. The proposed drainage will largely match the natural drainage pattern of the site. He reviewed the next steps and the conditions of approval contained in the staff report. The applicant has requested that Condition of approval number 6 needs to be changed from "A Copy of the recorded deed", to "A copy of the signed deed".

Chairman Cotton asked if there were any questions of staff.

Alderman Worley asked Mr. Bicks if he has a problem with them recording the deed later on and they can change it to a signed deed in the condition of approval.

Mr. Bicks stated that this is a timing situation and he has spoken to the applicant about this issue. They are asking for this so that they can create their Homeowners Association and the timing that they receive their deed from the hospital will be earlier in time than the entity will actually receive the deed.

Alderman Worley state that he is comfortable with that.

Commissioner Netherton asked if electrical will be underground or overhead.

Mr. Groce stated that it will be underground on-site.

Commissioner Netherton asked if this is going to cause any disruption to the hospital and if they are okay with this.

Mr. Gary Thompson, representative for Boyle Investment Company addressed the commissioners. He explained that they have requested the design from MLG&W and he doesn't know how it is going to affect the grid at this time. BMH has not given them any concerns at this time. He explained that they do not have a formal presentation on their application; however, he does have a short video that might help the PC to understand their tree mitigation request. About a year ago, there was a Tree Canopy workshop attended by staff, developers and local government officials, and they talked about the concept, "Right tree, right Place". Boyle has spent a lot of time and money trying to save trees, but it is best done when you try to save the trees that are worth saving. It's important to save the perimeter trees where they benefit everyone and they are worth saving. He showed a time-lapse video of Chickasaw Gardens, and how it changed from an open farm to

now. New trees were placed with a purpose and existing trees were preserved with the “Right tree, right place” concept. There is a way to create a tree canopy with value.

Hearing no further discussion, Chairman Cotton called for a motion.

Motion by Commissioner Tebbe, and seconded, to approve the request for a Preliminary Subdivision Plat for the AddieGreen Subdivision, a 12-lot residential subdivision north of Poplar Avenue, immediately west of Baptist Memorial Hospital, with the following conditions and amending number 6 to state as follows:

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. In lieu of applying the Town’s standard tree mitigation ratio:
 - a. an alternative tree mitigation formula shall be applicable requiring the planting of fourteen (14) new trees (minimum 2-inch caliper) for each acre of the site. New trees shall be from the Town’s approved Plant List in the Design Guidelines. Existing viable trees meeting the minimum size requirements for new plantings, and that are protected by appropriate tree protection fencing, may be credited towards the required number of trees, with specimen trees being counted as the equivalent of three (3) new trees. Specimen trees shall be considered any canopy tree with a trunk diameter of 24 inches or greater, and any understory tree with a diameter of eight inches or more measured four-and-one-half feet above grade.
 - b. The tree survey and preservation plan shall only illustrate tree species, caliper size, and location of all trees eight (8) inches in diameter for areas where existing trees are to be preserved, but not for areas where existing trees are proposed for removal. In addition, the plan shall illustrate utilities, rights of way, easements and grading contour lines. The total number of trees proposed for preservation shall be shown visually, and listed separately per the tree mitigation formula approved by the Planning Commission. When mitigation is required, a tree replacement plan, as approved by the Design Review Commission, shall also be provided that indicates the location, species, and size of on-site replacement trees.
 - c. Tree protection fencing shall be installed for trees counted towards the tree density requirement using the “Critical Root Zone (CRZ)” method and shall remain in place from the time of the Preconstruction Meeting until the Final Subdivision Plat is recorded. A Preconstruction Meeting shall not be held until the tree protection fencing is in place and field-verified by staff.
3. Prior to the recording of the Final Plat, the staff and the Town’s attorney must approve the Homeowners Association Covenants and Restrictions.
4. Prior to recording, please provide an 11 x 17 drawing showing the area (s.f.) of all public easements and R.O.W. dedicated with this plat.
5. The min. F.F.E. will be reviewed once the project is completed and the As-Built Topo is submitted.
6. A copy of the ~~recorded~~ signed deed for the quit claim area must be submitted to the Town prior to the project going to the BMA for Development Agreement approval. Change copy of the signed
7. Please double check all dimensions on all easement details in regards for accuracy.
8. Please confirm that including 20’ in the title of the Sewer Easement Details for Lots 10 and 11 is appropriate given the absence of the full 20’ easement in the detail.
9. Please confirm the length of L1 is correct. If not, please correct it.
10. The western property line dimension for COS C is obstructed by the Detention Pond. Please move the label or trim the pond boundary.
11. Please confirm what the 16.71’ dimension on the Drainage Easement Detail Lot #8 on Sheet 2 is for.
12. Please match the area shown for C.O.S. ‘A’ in the Data Table and the drawing.
13. Please provide dimensions for the sewer easement in C.O.S. ‘C’.
14. On Sheet 3, please label the total area for the Drainage Easement in C.O.S. ‘C’ to match the other details.

15. Please confirm the radius for C9 and C16 is 34.5' and not 35'.

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

PC16-06 - Ordinance 2016-05 – Request approval to rezone 89.5 acres located at the southwest corner of Shelton Road and Collierville-Arlington Road, part of the Hoppers Tract, from R-1 Low Density Residential to R-2 Medium Density Residential and R-3A High Density Residential.

Mrs. Nancy Boatwright gave the staff presentation. She explained that there are 5 key questions tonight, “Why does the applicant want a mix of R-1, R-2 and R-3A. Does the current R-1 comply with the Land Use Plan? Does the proposed zoning comply with the Land Use Plan? What is the concept plan and are the lot sizes appropriate? What road improvements will be required?” The property is currently vacant. She reviewed the conceptual lot layout and reviewed the density of what would be allowed if the rezoning request is allowed. If the rezoning request is approved, they will all have to be single family detached homes as duplexes are not allowed by the Land Use Plan. She stated that the request does meet the Land Use Plan in zoning and density per acre. She showed an aerial photograph with the zoning request and a conceptual lot layout with the density of 2.3 dwelling units per acre. The intent is to transition from the R-1 lots on the south and west to the R-2 zoning to the north with the R-2 lots, and to transition to the R-TH to the east with the R-3A lots. An alternative right-of-way (ROW) will be requested and the PC may modify the minimum ROW requirement in cases where topography or other physical conditions make a street of the minimum width impracticable. In no case shall the street widths be modified solely for the purpose of increasing the area of marketable land, nor to accommodate a land use which might otherwise be inappropriate. In the R-1 zoning the lots widths will be 15,000 square feet (100 feet), the R-2 zoning will be 11,250 square Feet (90 feet), and the R-3A will be 6,000 square feet (70). She reviewed the sizes of the surrounding and adjacent subdivisions. There is no plan to build duplexes and they are not allowed in this zoning. The Major Road Plan shows that ROW improvements will be required. A traffic study will look at the impacts to the intersections of Shelton Road and Collierville-Arlington Road. She reviewed the Grounds for amendment to the Zoning Map and the next steps for the applicant and the example motion contained in the staff report.

- | EXHIBITS | |
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| 1. | Applicant’s Cover Letter with Responses to Standards for an Amendment to the Zoning Map (1/26/16) |
| 2. | Ordinance 2014-06 (3/3/16)
a. Zoning Map Attachment |
| 3. | Existing Zoning |
| 4. | Applicant’s Exhibits (1/26/16)
a. Hoppers Tract Rezoning
b. Existing Land Use
c. Future Land Use
d. Conceptual Lot Layout
e. Adjacent Lot Widths |
| 5. | Excerpt from Collierville 2040 Land Use Plan |
| 6. | Maximum Gross Residential Density Map |
| 7. | Traffic Assessment |

Chairman Cotton asked if there were any other questions of staff.

Alderman Worley stated that he has received emails from concerned citizens asking when Peterson Lake Road might be widened. Collierville-Arlington Road is still a state road, in the traffic study we need to make sure that is considered. On Shelton Road it was designed to go to SR 385, so in the traffic study he wants to make sure that two-lanes need to be on this property and a possible turn lane is encompassed in this traffic study. He asked what the zoning was at Arlington Hall subdivision. He would like to see an R-3B designation somewhere down the road for applicants to use in the future.

Mrs. Boatwright explained that no improvements would be required to Peterson Lake Road under this request and the zoning of Arlington Hall is R-TH and that allows townhouses. They could consider R-3B with no attached houses.

Commissioner Rice asked about the build-out percentage figures for where we are now for residential.

Mr. Groce explained that the Town and the reserve area populations are currently at 50,638, which equates to 56.3% of build-out and can build-out at 89,000,

Vice-Chairman Rozanski stated that on Shelton Road, the bottleneck area is at the bridge portion of the road. We can't make this applicant improve that, but when will the Town address that area.

Alderman Worley stated that in the discussions at the BMA level, we have discussed that bridge, there is a wooden walkway across that bridge. This is not in a CIP project for the next 5 to 6 years, so we may need to start looking at that soon.

Hearing no further questions, Chairman Cotton called the applicant to the podium.

Mr. Kevin Vaughan, representative for the applicant, addressed the commissioners. He explained that this is one of the largest remaining tracts left in Collierville, north of Poplar Avenue. Infill in the northeastern quadrant of the Town has been good for home value. When they looked at it, they felt this was a transitional piece of property because of the established different zoning around it. It will take a while for this property to have a full build-out and they need a variety of housing products within it but they wanted to take all of the transitions onto it. The plan you see is a quality product and Crews Realty has a vested interest in the Town. These zoned districts are the tools that we have used to offer a variety of product for its citizens. This will take a while for it to build out and by the time we get to the end of it, larger lots may wanted. As the population ages, they feel people will want smaller lots while still having a nice size home. They have commissioned a traffic study and there is a letter inside the report that states this. If they are able to rezone this, they will bring back a master plan that looks like what we have shown you tonight.

Commissioner Tebbe expressed his concerns in setting a precedent in changing the zoning in the area and making smaller lots in order to bring in more people. We have to think of the extra people we are bringing in and also overcrowding the school system again. If it was zoned R-1 in the past, then perhaps we need to remember why it was zoned that way in the first place. If the rezoning is approved, this would allow the applicant to build 30% more homes than what was originally planned. He believes we need to respect the integrity of what the boards have done before us. If they felt that this was appropriate to zone as R-1, then perhaps we should leave it that way. If our goal is to get more and more people into Collierville, then approving a rezoning request would certainly accomplish that goal. He believes something can be said for a "green" Collierville. The more we reduce the lots sizes with bigger homes, the less green space we will have left.

Mr. Vaughan explained that not all people who want a larger home want a big lot. We may be asking for smaller lots but it doesn't diminish the quality or the price point of the home. They believe that the development will be an attribute and complies with the Collierville 2040 Land Use Plan.

Commissioner Tebbe stated that he did not mean to come across as unfair, but there is also another item on tonight's agenda that is asking for another 200 homes in the R-3A zoning. He has deep concerns that we are going to be attracting more people here with large homes on smaller lots.

Mr. Vaughan stated that he understands his concerns, but he doesn't agree with it.

Commissioner Jordan asked how the people in the R-3A area will be exiting the proposed neighborhood.

Mrs. Boatwright explained that will be discussed when the Preliminary Site Plan is brought forward in the future.

Commissioner Jordan stated that he has retired from the phone company and back in the day, there was a big boom when a lot of people moved to Collierville. He heard a lot of people talk about the fact that they wanted to move to Collierville, but could not because they couldn't afford the big homes that were being built there. He sees that this would help those in that same situation today. We can't say we want to keep all lots R-1, as there are lots of young people moving in today that do not want that large lot.

Commissioner Rice stated that there may be a case that there is a demand for smaller sized lots, but the issue is that the constituency that we represent as the PC has options to choose small lots in other areas that are already zoned R-3 and R-2 right now. This is the last large piece of R-1 zoned property in Collierville to be developed and compromise the integrity of that. The constituency has options, but the developer in this case wants to have options, and that's what we decide.

Commissioner Rozanski stated that his concern is that once the zoning is changed, what ties us to making sure that this quality development will occur. If the developer can't follow through with their plan, then we are leaving ourselves open to another developer coming in with another plan and building something less than what is being conceptually shown tonight. There is some property farther south on Collierville-Arlington Road that was rezoned, and there have been three different developers and plans there over the years. He asked Mr. Vaughan if they had thought about doing a PD out there.

Mr. Vaughan stated that they did, but the PD Ordinance is so cumbersome that you have to comply with certain standards and home styles. Because it will take a long time for this property to build out, they were concerned that the home styles would be outdated by the time they were ready to build them. The developer is planning on putting in amenities, such as a pool, clubhouse, etc. It creates a burdensome process that may end up be amended down the road again, and that was not something that they wanted to be involved in down the road.

Chairman Cotton asked if there were any questions of the applicant.

Hearing none, he asked if there was anyone present in the audience who wished to speak.

Mr. Stephan Kail, resident at 1287 Rain Lake Place, addressed the commissioners. He stated that he has concerns about the extra people coming in with the rezoning and where are they going to go? He lives across from where this subdivision is going to be. If you live in this Town anywhere, in order to get out you are going to drive down Shelton Road to Byhalia Road and up through Wolf River Boulevard. Road improvements are still being done, with more on the way, just to handle the traffic that is driving through now. This application is not addressing the bridge on Shelton Road now and the bottleneaking that happens already there. He likes seeing something being developed there, but he likes the larger lots sizes as it is zoned now. He understands that people want to move here. He would like to move to Beverly Hills, but he can't afford it, so he accepts that and lives where he can afford to live.

Mr. Harold Perry, Jr., resident at 1076 Martinsburg Cove, addressed the commissioners. He lives in the cove that backs up to this property. He was born and raised in Memphis and moved to Collierville to raise his family in an area like where he grew up. He explained that this is a fine development for R-1. If all this property was left R-1, you could put 4 households per acre, and with the minimum of 3 people per household,

you would have roughly 1,068 people. That's a lot of people and this will be adding a lot of children to the school system. If you start putting in R-2 and R-3, this is just adding additional people with more overcrowding. He sees this as a classic example of a Town culture coming in conflict with capitalism. He is a certified capitalist, but we have to draw the line between acceptable profit and what's acceptable for our community. Packing us in tighter is not going to make us a better community. The vehicle traffic is going to increase 700 cars trips per day, at the minimum. He wants to talk about the impact on Shelton Road, especially after the high school dismisses every afternoon. This will cause a huge impact to this area that is already congested on a daily basis. No one has addressed the impact that this will have on the Wolf River and where is all the runoff water going to go. Putting in that many people will also impact the fire and police departments along with impacts to the school system. The environmental impact that this will put on the Wolf River is his final concern that he would like the PC to consider in this request.

Commissioner Jordan stated that he would look at the request differently now and asked if the PC would be setting a precedent on every large lot of land left in Town. He has looked at this for people who want to move to Collierville, but now he wants to look at the impact it will have to the citizens that already live here.

Commissioner Tebbe stated that he doesn't think that they have to do that, but if another developer comes to the PC, they can ask, well if you did it for them, then why didn't you do it for me. He knows that Mr. Vaughan and Mr. Crews are great developers and has no doubt that this would be a quality development. He does have concerns that we are adding more lots and allowing another developer down the road the ability to say you did it for them, now do this for me.

Commissioner Netherton stated that this is the last large tract of land in this area and certainly he agrees that there are options in Collierville that people can go for other options. This is an established neighborhood with R-1 all around it. He does have concerns with setting a precedent and is more concerned for protecting the citizens who live here now, not the people who may live here in the future. If we approve this request tonight, it would be a horrible disservice to our current citizens.

Mr. Vaughan explained that he agrees with him with the boundaries to the west, but on the other sides, there is different zoning and we are just trying to transition to the surrounding area and making a good quality development. To the north are 70 foot wide lots and commercial property to the east.

Commissioner Jordan stated that he believes we are opening ourselves up to all the large areas left in Town being requested for higher density zoning.

Alderman Worley stated that if we move this to the BMA level and it is approved, we are stuck with the rezoning. Although they have stated that square foot minimums will be higher, if the development should change hands down the road that could change. It would have to be a PD with R-3A zoning to guarantee that wouldn't happen.

Commissioner Jordan asked what type of housing can be placed on R-3A zoning.

Mrs. Boatwright stated that you can place single family attached and duplexes, but the Land Use Plan does not allow that in this part of Town. It would take a CUP and Land Use Plan amendment in order to get duplexes approved.

Commissioner Rozanski asked about the marketing showing the percentages. Are those percentages you have a magic mix for you?

Mr. Vaughan stated no, that this is the plan they are planning on. In the R-3A proposed area, some lots will be wider than others. We are trying to give ourselves the flexibility to move up the width, but if the PC would like to see larger lots, then the R-3A is not a consideration. They would be willing, with guidance, to come back next month with a different zoning request, if the PC doesn't feel that R-3A is acceptable. The road improvements associated with this project are immense. We can ask for a vote and he can bring back another product at another time or he would ask for a deferral in order to receive some guidance from the PC.

Chairman Cotton stated that it might be a good idea to tweak it and bring it back. He can ask for a deferral until next month.

Vice-President Rozanski recommended that a work session between the BMA and PC would be a starting point to help the applicant to decide what is best to get approval on their plan.

Mr. Vaughan agreed and asked for a deferral on his item tonight.

Hearing no further discussion, Chairman Cotton called for a motion.

Motion by Commissioner Tebbe, and seconded, to defer approval of Ordinance 2016-05 (Exhibit 2) which amends the official Zoning Map of the Town of Collierville by rezoning 51 acres from R-1 Low Density Residential to R-2 Medium Density Residential, and 38.5 acres from R-1 Low Density Residential to R-3A High Density Residential, located on the southwest corner of Shelton Road and Collierville-Arlington Road to allow the applicant, BMA and PC to have a worksession.

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

PC15-55 – Resolution 2016-A – (Public Hearing) – A Resolution of the Planning Commission of the Town of Collierville to amend the Collierville 2040 Land Use Plan, the official general plan for the Physical Development of the Municipality and its Urban Growth area, to reflect the change in the applicable Place Types, Permitted Uses, and Maximum Gross Residential Density, for a 252.58-acre tract located north of SR 385, south of Winchester Boulevard, and west of Houston Levee Road, known as the HL Investments Property.

Mr. Jaime Groce gave the staff presentation. He gave an overview of the surrounding area and history of the property. He explained that there are five key questions that the PC should consider tonight. They are;

- What is the role of the PC in the amendment?
- Why is the applicant requesting this amendment?

EXHIBITS	
1.	Applicant's cover letter (12/29/15)
2.	Resolution 2016-A (2/24/16), with: <ul style="list-style-type: none">a. Attachment A – Amended 2040 Place Typesb. Attachment B – Existing 2040 Place Types
3.	Collierville 2040 Place Types (2012): <ul style="list-style-type: none">a. Office/Institutional Campusb. Emerging Residentialc. Suburban Commerciald. Green Infrastructure/Corridor
4.	Commercial Node Policy (2012)
5.	Applicant's Exhibits (12/29/15) <ul style="list-style-type: none">a. Entire Future Land Use Map Showing Areab. Requested Place Typesc. Surveyd. Existing Conditionse. Significant Featuresf. Survey & Aerial Photog. Flood Study of Property
6.	Demographics for Houston Levee Road Corridor (2013 with revisions)

- Is a new regional commercial node appropriate in Collierville?
- If adopted, what would happen next?
- Is there adequate infrastructure to support the amendment to the 2040 Plan?"

He showed maps which reflect the existing 2040 Plan and what it would look like if the request is approved. They are requesting this change to a residential designation for a portion of the site so they can build 200+ single family homes and on the south side they would like to build a shopping center with outparcels along the Houston Levee Road frontage. He showed examples of the types of uses that could be built in these place types. The greenbelt master plan will also tie into this property as the Nonconnah Creek runs through it and limits what can be placed here along the floodplain. This is an area of Town which we anticipate a lot of future growth and the Emerging Residential Place Type certainly fits properly in this area, even though the Town has not decided which form they would like it to take. It could be a neighborhood like Schilling Farms or Estanaula Trails. The Town is open to either, but the Land Use Plan is not specific enough to dictate the form. They also are asking to amend the gross residential density map to be able to support a residential density of 3.9 du/a. Staff has communicated this to the school district so that they can accommodate this change in their planning. They have requested that the green infrastructure/corridor area contract to match whatever the new floodway limits of Nonconnah Creek are.

Collierville has six different commercial nodes to accommodate the retail needs of the community. The intent of the policy is to prevent uncontrolled "strip retail" development patterns. He read an excerpt from Chapter 3 of the 2040 Plan and explained that this request is not a new request, but merely an expansion of the Town's only regional node that contains the mall. It is still the prerogative of the PC & BMA whether or not to expand the regional node's size. This area is now marketed as a business corridor and is a strong area in the region for non-residential growth.

There is adequate infrastructure to support the amendment. The commercial and residential development can be supported by a water and sewer plants in the area and we have given this information to the school system as well so they can plan as well. The road network in the area needs to be addressed and if we are adding commercial uses here, it is important to think about the impact to Houston Levee Road and not over burden the intersections in the area. A Major Road Plan amendment could be made to control the traffic issues that may arise from this amendment. He reviewed the next steps and the example motion that was contained in the staff report.

Chairman Cotton asked if there were any other questions of staff.

Commissioner Tebbe asked if there was no longer a need for that much Office/Institutional Campus space.

Mr. Groce stated that the 2040 Plan is ultimately the PC & BMA's vision for the future. It is up to this board if they don't think we need the existing 600 acres+ in Town designated for office space any longer. We are seeing some businesses expanding so we might have 20 acres of office land developed each year.

Commissioner Tebbe asked if there is a specific business looking at this particular area.

Mr. Kevin Vaughan, representative for the applicant, addressed the commissioners. He stated that he is not at liberty to divulge that information at this time, but know that this is a big deal. The Crews family owns this property now and there has been several large businesses interested in this particular area. They have contacted the owners of the Carriage Crossing Mall and they were fine with this request. Mr. Crews would remain the owner of the property, but lease the land to these retail businesses. We have a lot of office space being used in the last few years and there is still plenty look. This project will net over a million dollars in tax revenue for the Town each year. The Crews family is vested in this community, and will bring forward a very

good product for the Town. If we just struggled with approving the previous application about rezoning property from R-1 on Shelton Road, then we will struggle with this item as well. We think it is a great attribute for the Town, but we want you and the BMA to be in sync with it. He would like to ask the PC to defer this item at this time in order to have a work session with the BMA and the PC along with the previous application.

Chairman Cotton asked if there were any questions of the applicant.

Commissioner Rice stated that this is the largest contiguous tract of land left in Collierville available for office development. He asked Mr. Vaughan to walk them through the residential development area and explain why he chose the north side to develop this in.

Mr. Vaughan stated that they do not believe there is a strong market for office space at this time. He believes that the Houston Levee frontage is where they are asking for the combination of retail and to the west would be uses that this place types allows, but not necessarily residential. The land is very flat and they will have to move a lot of dirt just for drainage purposes. They will propose a large lake on site which will be a nice attraction, whether it is public or private, it will be a great trailhead for the planned greenbelt through the property.

A discussion ensued regarding the amount of office acreage available in the Town at this time.

Alderman Worley stated that this is a huge development and request and he feels that the applicant's request for a deferral at this time would be appropriate and he feels that a joint worksession would be needed.

Hearing no further discussion, Chairman Cotton called for a motion.

Motion by Alderman Worley to defer, and seconded, Resolution 2016-A (Exhibit 2), a resolution of the Planning Commission of the Town of Collierville to amend the Collierville 2040 Land Use Plan.

There was a brief discussion regarding the new projects that are already committed to being built in this area.

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

PC16-11 – Approve the location and extent of the Collierville High School Campus, located on 158.36 acres at the southeast quadrant of Sycamore Road and East Shelby Drive.

Mr. Jaime Groce gave the staff presentation. He explained that the extent includes 158.36 acre campus to initially include approximately 431,960 square feet of building and there is room for future expansion. The zoning is R-1 which allows public schools “by right”. The applicant is taking bids now on construction drawings for Phase 1 of construction. The building, finished stadium and fields are not a part of this phase. The facility is projected to open for the 2018-2019 schoolyear. There are three key questions to consider with this review.

EXHIBITS
1. Applicant's Cover Letter, received 2/22/2016.
2. Color Site Layout, received 2/22/2016
3. Preliminary Site Plan, received 2/22/2016
4. Lighting Details, received 2/22/2016
5. Color Architectural Renderings, received 2/22/2016

- What is the role of the PC in the creation of the new CHS campus?

- Why is landscaping and architecture included with this application?
- What will the Town's responsibility be for infrastructure improvements in the area?

The Tennessee Code says that the Board of Education is required to submit plans for a new high school for regulatory and administrative approval. The legislative intent of this statute is to require a separate governmental entity to receive benefits of input and review at a local level, but not be bound by adverse decisions that may require expenditure of additional funds. The purpose of the "location and extent" review is to allow them to come before you tonight and show you what they are proposing. Any conditions of approval added by the PC can be overridden by the Board of Education. There will be three curb cuts onto Shelby Drive and two off of Sycamore Road. They will save a lot of trees as right now this is a landscape nursery and has been for a long time. The Town will be responsible for improving Sycamore Road and Shelby Drive and finding funding for traffic signals in the area. They will also install sidewalks as long as the money holds out and the budget permits it. He explained the next steps for the applicants and reviewed the example motion contained in the staff report.

Chairman Cotton asked if there were any questions of staff.

Commissioner Netherton stated that the easiest way to get to the property is going to be by driving down Byhalia Road, but he also sees that there is going to be a lot of traffic cutting through near Sonic on Highway 72 and Sycamore Road. He has concerns with that intersection and wondered if a light is being considered at that point.

Mr. Groce explained that they are considering a new traffic signal at Shelby Drive and Sycamore Road, and a light at Byhalia Road and Shelby Drive. If Winchester Road get extended to Highway 72, then a light may be installed there in the future. Sycamore Road new Highway 72 is not seen as a Major Road anymore and cut-through traffic will be discouraged as the area develops.

A discussion ensued regarding the stormwater runoff.

Mr. Wesley Wooldridge, engineer for the applicant stated that there are two detention basins onsite and this site is about 50/50 in that half drains to the north and the other half to the south. The discharge will go back to the ditch where it currently flows out. On the east side, the water will be collected and discharged along the east property line.

Commissioner Jordan stated that he lives over there in that area and the detention pond over by the soccer field overflowed, and his neighbor's driveway flooded when we had a lot of rain.

Mr. Dale Perryman, Town Engineer, addressed the commissioners. He explained that he drive over there the other day while that was taking place and what happened was that they were fluctuating their pond and draining it down. Once Hearthstone is finished you should not see as much water flowing in that area.

Hearing no further discussion, Chairman Cotton called the applicant to the podium.

Mr. John Aitkin, Superintendent for the Collierville School System, addressed the commissioners. He explained that they have a short presentation to show visuals of what they are proposing. One of his first tasks of being the new superintendent last year was to identify their capacity of all of their buildings, forecasting and projecting for the future needs of the system. It became evident very early that they were going to need another high school. What you see before you tonight is a culmination of many people, trying to fill the needs of the students. The process has been the challenges and needs and Scenario 1 was to expand the existing campus and build a new middle school. Scenario 2 was to renovate the existing high school, and build another one, and building a new middle school, and Scenario 3, which is the one they have chosen, was to build a

brand new high school to house all of the students, and allow the middle school students to utilize the old high school. They are designing a high school to house 3,000 students. They found a site where they think this will provide the perfect fit for the campus. Now they are in the process of laying out the building design and campus.

Mr. Sal Feraci and Mr. Mike Terry, design professionals for the applicant, addressed the commissioners. They showed slides of the proposed elevations and explained the layout of the campus. We are looking at a footprint of roughly 440,000 square feet with 1,600 parking spaces. We have contained all of the sports fields and athletic buildings in one area and have made sure that we can contain all the school's needs on this one site. Part of the programming of the school will be community involvement, so that issue was taken into account in the design as well. There will be rooms inside the high school that will be available to the community to use.

Mr. Terry explained the design of the school and where each department will be located in the floor plan. There will be roughly 108 standard classrooms, a library, common lobby, 1,000 seating capacity auditorium, 2 gyms, cafeteria and open air courtyard. There will be a "Dragon Walk" promenade that extends from the school to the athletic fields. This area will also be available to the community for public use. The field house will contain a 40-yard practice field with coach's offices. The project is being built with sustainability issues in mind.

Mr. Feraci showed a 3D video of the campus explaining where each department will be located in the school. He explained that all of the school is under one roof, except the athletic fields and field house.

A brief discussion ensued regarding the lighting and landscaping. Mr. Feraci stated their design will meet the Design Guidelines.

A discussion ensued regarding keeping the budget in line. There are parameters in place to keep this project on budget with the contractors.

A discussion ensued regarding the roadway improvements that the Town will be making in order to make this site function properly. They will be looking at the curve on Sycamore Road and other improvements on Shelby Drive.

Hearing no further discussion, Chairman Cotton called for a motion.

Motion by Commissioner Rice, and seconded, to approve the location and extent of the Collierville High School Campus (Exhibit 3), located on 158.36 acres at the southeast quadrant of Sycamore Road and East Shelby Drive.

Roll call:

Rozanski - yes, Tebbe – yes, Jordan – yes, Netherton – yes, Bradford – yes, Rice – yes, Worley – yes, Cotton – yes.

Motion Approved.

Other Business:

Chairman Cotton returned to the meeting and asked if there was any other business.

Mr. Groce reviewed the Development Activity Report. He explained that CCL Label has submitted an application for a new building on Progress Road. Collierville First Pentecostal Church on Collierville Road has submitted a large sanctuary expansion and it may be on the May PC agenda. Frida's Restaurant in the

Carriage Crossing has submitted an administrative application and Murphy Oil has submitted a CUP application for the April or May PC meeting to go in front of Wal-Mart on Poplar Avenue.

A discussion ensued regarding how the staff communicates the development happening around the town with the school board.

Announcements:

Hearing no further business, Chairman Cotton adjourned the meeting at 9:31 p.m.

Secretary, Commissioner David Bradford