

November 20, 2007

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Len Tozer - *
Mr. Bob Ramey - X Mr. Dave Gordon - *
Mr. Jim Moye - * Mr. Tim Randall - *
Mr. Don Baker - * Mr. James Wilson - X
Mr. Bill Lehman - * Mr. Porter Stokes - *
Mr. Godfrey Bell, Sr. - * Ms. Shelley Basnight - *

The members present are denoted by an * and the members absent are denoted by a x.

VOTING MEMBERS: Tozer, Moye, Gordon, Baker, Lehman, Stokes, Bell, Randall and Basnight

PLANNING STAFF: Merrill Flood, Director of Community Development; Harry V. Hamilton, Jr., Chief Planner; Chantae Gooby, Planner; Andy Thomas, Planner; and Kathy Stanley, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Wayne Nottingham, Engineer.

MINUTES: Motion was made by Mr. Bell, seconded by Mr. Lehman, to accept the October 16, 2007 minutes as presented. Motion carried unanimously.

REQUEST BY EAST CAROLINA UNIVERSITY – CONTINUED

Chairman Tozer stated that the Commission has received a request to continue this item until the December meeting.

Motion was made by Mr. Randall, seconded by Mr. Bell to continue the item. Motion carried unanimously.

REQUEST BY ANTONIO AND ELIZABETH PONCE – APPROVED

Chairman Tozer stated that the first item of business is a request by Antonio and Elizabeth Ponce to rezone 0.24± acres located along the eastern right-of-way of Memorial Drive and 100± feet north of Pine Street from R6S (Residential-Single-family [Medium Density]) to O (Office).

Ms. Gooby stated this request is to rezone 0.24 acres from Residential-Single Family to Office. The property is located in the central part of the city. The subject property is located on the east side of Memorial Drive and south of Arlington Boulevard. Currently, the property is used as a single family residence. There is commercial development across Memorial Drive. There is no multi-family development in the immediate area. The subject property is located along a major thoroughfare, Memorial Drive. The property is located within the vicinity of a focus area. The intent of the Land

Use Plan is to provide a Office buffer from the interior single family homes and the commercial development on the opposite side of Memorial Drive. Ms. Gooby stated that it has been recognized the single family homes along Memorial Drive do have a diminished long-term livability. Ms. Gooby stated that this area was one of the single family neighborhoods rezoned as part of the recommendations by the Task Force and at that time the Office area to the north and Office-Residential were left out because they were in keeping with the Land Use Plan Map. Ms. Gooby explained the Office district is the most restrictive non-residential zone. Ms. Gooby stated that in staff's opinion the request is in general compliance with the Land Use Plan Map and the Comprehensive Plan.

Mr. Antonio Ponce spoke on behalf of the request. Mr. Ponce stated he would answer any questions the Commission has.

Motion was made by Mr. Moyer, seconded by Mr. Randall, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY ALVA W. WORTHINGTON – APPROVED

Chairman Tozer stated that the next item is a request by Alva W. Worthington to rezone 57.297 acres located along the eastern right-of-way of County Home Road and adjacent to The Bellamy Apartments and Kittrell Farms Subdivision from RA20 (Residential-Agricultural) to R6 (Residential [High Density Multi-family]) and R6A (Residential [Medium Density Multi-Family]).

Ms. Gooby stated this is a request to rezone 57 acres from Residential-Agricultural to High Density Multi-family and Medium Density Multi-family. The property is located in the southeast quadrant of the city and east of Windsor Subdivision. Ms. Gooby indicated the extension of Signature Drive on the map and the boundary between Tracts 1 and 2. Tract 1 is requested for High Density Multi-family and Tract 2 is requested for Medium Density Multi-family. Ms. Gooby indicated the multi-family developments in the area on the map. This rezoning could generate a net increase of 2,974 trips which will be divided between Charles Boulevard and County Home Road. There is a commercial focus area at the intersection of Fire Tower Road and Arlington Boulevard. The Land Use Plan Map recommends high density residential near the Bells Chapel Road intersection and then transitioning into medium density approaching Wintergreen School. Ms. Gooby stated that it is staff's opinion that to the north of the proposed Signature Drive should be the dividing line between high density and medium density multi-family. There is R6A and R6 zoning adjacent to the north. Ms. Gooby stated that under the current zoning, staff would anticipate 100 to 115 single-family lots and under the proposed zoning, staff would anticipate 500 units of multi-family. Ms. Gooby stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Land Use Plan Map.

Mr. Bell stated that in staff's opinion it was stated that multi-family zoning should not be extended to the south of Signature Drive and asked if this would put Signature Drive at it's maximum.

Ms. Gooby stated that Signature Drive is a connector street and the increase would not put Signature Drive over capacity.

Mr. Wayne Worthington, son of the applicant, spoke on behalf of the request. Mr. Worthington stated that he helped develop the application. Mr. Worthington stated that in developing the application three major areas were focused upon (1) conformance with the Comprehensive Plan (2) compatibility with surrounding zoning and (3) compatibility with surrounding and future land uses. Mr. Worthington stated that this request was submitted at this time to ensure the long-term development goals for the area to be realized in a predictable manner. Mr. Worthington stated that they believe the request is in compliance with the Comprehensive Plan and compatible with the surrounding zoning and future land uses.

Mr. Fred Mattox, representing the applicant, stated the request is compatible with the existing Land Use Plan. There is R6 zoning adjacent to the proposed R6 zoning and R6A adjacent to the proposed R6A zoning. Signature Drive is designed to be a minor thoroughfare. Mr. Mattox stated that the street would be installed by the applicant. Mr. Mattox stated that this is an appropriate transition point for different zoning. Mr. Mattox stated that in his opinion the Signature Drive is better transition point than to have one particular zone adjacent to a second zone which could be incompatible. Mr. Mattox explained that the traffic issues will be addressed when plans are submitted to the city for review. Mr. Mattox reiterated that staff has stated that the request is in conformity with the Horizons Greenville's Community Plan and would ask for approval of the request.

Ms. Meredith (Dowty) Hall, resident of 4132 Hillard Lane, is the only resident in the adjacent subdivision to the subject property. Ms. Hall stated her property backs up to the Worthington property and has concerns in regards to environmental issues, stormwater run-off, lighting and paving for multi-family. Ms. Hall stated that in reference to Signature Drive it is possible that the increase in traffic would max out the capacity of the road because other development will have access to this road. Ms. all stated with the other developments in the area she feels the area is being over populated.

Chairman Tozer stated that the applicants would have to comply with stormwater regulations and bufferyard regulations initiated by the city.

Ms. Kelly Hurley, resident of the Berkshire Drive, Windsor Subdivision, stated that other residents of the area didn't receive letters. Ms. Hurley stated that there are residents that are concerned in regards to this request. Ms. Hurley stated that with the amount of current building in the area that County Home Road is congested already. Ms. Hurley stated that Signature Drive will not eliminate the congestion. Ms. Hurley asked if the Worthington's had considered a park in the area as an alternative.

Ms. Gooby advised the Commission that staff posted signs on November 5, 2007 along County Home Road and at the terminus of Signature Drive. Notices were mailed on the same day. Ms. Gooby advised that notices were mailed to homes that front County Home Road and the homes on

the east side of Berkshire Drive in the Windsor Subdivision which was in excess of those required to receive mailed notice.

Ms. Hurley reiterated that residents that were not notified have concerns but were unable to attend the meeting and asked that the request not be heard in order for those residents to voice their concerns.

Mr. Randall noted that adjacent to this property there is construction on the Pitt County Council on Aging facility and a park is under construction behind that facility.

Mr. Thomas Atkinson, resident on County Home Road, stated that he has concerns in regards to drainage. Mr. Atkinson stated that he already has a problem with drainage.

Chairman Tozer advised Mr. Atkinson to contact Pitt County Planning in reference to his concerns regarding drainage and the ditch problem.

No one spoke in rebuttal.

Motion was made by Mr. Baker, seconded by Mr. Stokes, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Baker, Stokes, Bell, Gordon, Moye, Lehman, Basnight. Those voting in opposition: Randall. Motion carried.

REQUEST BY SPRINGSHIRE RETIREMENT, LLC – APPROVED

Chairman Tozer stated that the next item is request by Springshire Retirement, LLC to rezone 7.990 acres located 1,100± north of NC Highway 43 and 400± west of Martin Luther King, Jr. Highway from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Gooby stated this request is to rezone approximately 8 acres to Office-Residential. The property is located in the northeast quadrant of the city, north of Highway 43 and east of Ironwood Subdivision and Country Club. The subject property is surrounded by vacant land. The property is impacted by the 100-year floodplain associated with the Tar River. The requested rezoning could generate a net increase of almost 600 trips with the majority toward the city. There are focus areas located at MacGregor Downs Road and Martin Luther King, Jr. Highway. The Land Use Plan Map recommends commercial zoning at the northeast quadrant of the intersection transitioning into Office/Institutional/Multi-family. Conservation/open space is recommended to the north due to the river and floodplain. Under the current zoning, staff would anticipate 25 single-family lots and under the proposed zoning, staff would anticipate approximately 100 multi-family units. There is Office-Residential zoning adjacent to the property and the remaining is Residential-Agricultural. Ms. Gooby stated that in staff's opinion the request is in compliance with the Comprehensive Plan and Land Use Plan Map.

Mr. Durk Tyson, Rivers and Associates, spoke on behalf of the applicants. Mr. Tyson stated that the Commission rezoned the property to the west several months ago. Mr. Tyson stated that Springshire has purchased the property from their neighbor and would like it rezoned for their overall development.

Motion was made by Mr. Gordon, seconded by Mr. Moye, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY DONALD R. HATCHER – APPROVED

Chairman Tozer stated that the next item is a request by Donald R. Hatcher to rezone 13.78 acres located along the southern right-of-way of Davenport Farm Road and adjacent to Brighton Place Subdivision from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

Ms. Gooby stated this is a request to rezone 14 acres to single-family. The property is located in the southwest quadrant of the city, south of Davenport Farm Road and across from Taberna Subdivision. The surrounding property is single-family or vacant and there is no multi-family development in the immediate area. The proposed rezoning could generate a net increase of 96 trips with the majority to the east on Davenport Farm Road and north on Frog Level Road. There is a neighborhood focus area located at the intersection of Davenport Farm Road and Frog Level Road. The Land Use Plan Map recommends commercial at this intersection transitioning into Office/Institutional/Multi-family to buffer the Medium Density Residential. Ms. Gooby stated the R6S district is considered medium density. Under the current zoning, staff would anticipate the site to yield approximately 25 single-family lots and under the proposed zoning, staff would anticipate the site could yield 35 single-family lots. Ms. Gooby stated that in staff's opinion the request is in compliance with the Comprehensive Plan and Land Use Plan Map.

Mr. Linwood Stroud, Stroud Engineering, spoke on behalf of the request. Mr. Stroud stated he would answer any questions.

No one spoke in opposition.

Mr. Gordon stated that the properties surrounding this parcel are zoned R9S and RA20 which is at the bottom of the medium density category. This request is in the middle of the category and will be a higher density. Mr. Gordon asked staff's opinion.

Ms. Gooby stated that the request is within the medium density range, however, it is a higher range and would allow for smaller lots.

Motion was made by Mr. Bell, seconded by Mr. Randall, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in

favor: Bell, Randall, Moye, Baker, Lehman, Stokes and Basnight. Those voting in opposition: Gordon. Motion carried.

REQUEST BY BILL CLARK HOMES OF GREENVILLE, LLC – APPROVED

Chairman Tozer stated that the next item is a request by Bill Clark Homes of Greenville, LLC for 27.58 acres located 2,000± feet south of Greenville Boulevard and adjacent to Oakdale Park and Langston Farms Subdivision from RA20 (Residential-Agricultural) to R6S (Residential-Single-family [Medium Density]).

Ms. Gooby stated this request is to rezone 27 acres to single family. The proposed site is located in the southwest quadrant of the city and adjacent to Langston Farms Subdivision. The surrounding property is single-family or vacant and there is no multi-family in the immediate area. The request could generate a net increase of 240 trips with equal trips on to Greenville Boulevard and Thomas Langston Road. There are several focus areas in the neighborhood. The Land Use Plan Map recommends medium density residential in the general area. Ms. Gooby stated that staff would anticipate approximately 50 single-family lots under the current zoning and under the proposed zoning staff would anticipate 70-75 single family lots. Ms. Gooby stated that in staff's opinion the request is in compliance with the Comprehensive Plan and Land Use Plan Map.

Mr. Linwood Stroud, representing the applicant, stated that the developer's intention is to continue the development of Langston Farms on this site. Mr. Stroud stated he would answer any questions.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Moye, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY ALMA PARAMORE HEIRS, SNODIE PARAMORE, JR, THOMAS MOYE AND DARWIN PARAMORE – DENIED

Chairman Tozer stated that the next item is a request by Alma Paramore Heirs, Snodie Paramore, Jr., Thomas Moye, Darwin Paramore et al, for 15.0824 acres located at the northeast corner of the intersection of Evans Street and Fire Tower Road from RA20 (Residential-Agricultural) to CG (General Commercial) and O (Office).

Mr. Harry Hamilton stated that Tract 1 is requested for General Commercial and Tract 2 is requested for Office. Tract 1 requested for General Commercial is approximately 550 feet deep at its widest point and 1,300 feet east-west. Mr. Hamilton stated that it is anticipated that a commercial type development would be on this property in the scale of Bells Fork Shopping Center. There is cross districting parking allowed so that the building could be located in the General Commercial area and parking in the Office area. Fire Tower Road and Evans Street are major thoroughfares. Potential

development on the site could generate over 3,000 trips. Fire Tower Road is under construction to be improved to a four-lane roadway. Currently Evans Street is a three-lane road with future plans to be a four-lane road. Mr. Hamilton presented a map of the focus areas in the vicinity of the subject site. There are two regional focus areas at the intersection of Highway 11. The Land Use Plan Map recommends medium density residential on the interior tracts away from thoroughfares and some type of a transition buffer between Fire Tower Road and the interior neighborhoods. Mr. Hamilton presented a map indicating the combined Land Use Plan and Zoning Map which indicates the existing zoning patterns follows the Land Use Plan recommendations. Mr. Hamilton stated that staff's opinion is that the similar office type buffer of similar dimension that separates South Hall from Fire Tower Road would be appropriate and recommended for this quadrant. The request as proposed is not in compliance with the Land Use Plan.

Mr. Baker asked if the staff would recommend the request if the applicant would include the buffer.

Mr. Hamilton explained that they have, as part of their request, included what they believe is adequate buffer of Office zoning. It is staff's opinion that the dimension of the buffer and its location with respect to the intersection and adjoining properties is not dimensionally and locationally appropriate.

There was discussion in regards to the parent tract rezoning.

Mr. Hamilton stated that there is adequate commercial space available to serve the resident and future population in the area. It is not necessary from a public policy standpoint to rezone the property to meet some other public need of commercial space.

Mr. Phil Dixon, representing the applicants, stated the request has been modified twice to achieve something palatable. Mr. Dixon stated that the property is located at the intersection of Fire Tower Road and Evans Street. Mr. Dixon explained that there has always been commercial development on the southside of Fire Tower Road but not on the northside. Mr. Dixon explained the applicants are puzzled because others have been successful in rezoning their properties to commercial and they have been faced with opposition. Mr. Dixon stated that the 8.161 acres of Office is a substantial amount as a buffer and has an impact on the traffic count. Mr. Dixon stated that he contacted members of the South Hall and Tree Tops Neighborhood Associations.

Ms. Meredith Stone, representing South Hall Neighborhood Association, spoke in opposition of the request. Ms. Stone stated that the neighborhood is against any more commercial development in the area. Ms. Stone reiterated that the request is not in compliance with the Land Use Plan. Ms. Stone stated that there is adequate commercial development in the area for the residents and future residents.

Mr. Lloyd Folks, representing neighbors, stated he was one of the persons who signed the petition. Mr. Folks stated his property is located across the road from the subject property. Mr. Folks stated that they oppose the request because it will adversely impact the value of their properties and there is currently adequate commercial development in the area.

Mr. Mark Metzler, President of Treetops Homeowners Association, spoke in opposition to the request.

Mr. Tommie Little, spoke in opposition to the request.

Mr. Dixon spoke in rebuttal by stating that South Hall has a traffic light and one of the things discussed was a right-turn onto Evans and a right-turn onto Fire Tower Road. Mr. Dixon stated he believes this is a reasonable request and would ask for the Commission's support.

Motion was made by Mr. Bell, seconded by Mr. Moyer, to recommend denial of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Gordon, Moyer, Randall, Lehman, Stokes, Bell and Basnight. Those voting in opposition: Baker. Motion carried.

REQUEST BY SHEILA M. JOHNSON – APPROVED

Chairman Tozer stated that the next item is a request by Sheila M. Johnson to rezone 0.399 acres located along the western right-of-way of Dickinson Avenue, 100± feet south of Westwood Drive, and 250± feet north of Dickinson Avenue from R9 (Residential [Medium Density]) to O (Office).

Ms. Gooby stated that the proposed rezoning is located in the central part of the city along Dickinson Avenue, east of Arlington Boulevard. Currently there is a single-family residence on the subject site. The proposed rezoning site is located along a gateway corridor. The Land Use Plan Map recommends Medium Density Residential adjacent to the Westwood Subdivision. Ms. Gooby stated the property is currently zoned Residential Medium Density and is requested to be rezoned to Office which is the most restrictive, non-residential district. Ms. Gooby stated that in staff's opinion the request is in compliance with the Land Use Plan and Comprehensive Plan.

Mr. Phil Dixon, representing the applicant, stated that they approached staff to inquiry as to what zoning would be appropriate for this site. Staff recommended office and stated it would be compatible with the current zoning in the area.

Ms. Nicole Trent, resident of Westwood Subdivision, stated she had some questions in regards to the proposed rezoning. Ms. Trent asked if the home will be demolished and a new building built. Ms. Trent asked what type of office uses would be allowed on the site.

Ms. Gooby stated that she would be happy to provide a list of office uses that are permitted and that would require a special use permit.

There was discussion in reference to the type of uses for the site and whether other homes would be purchased.

Mr. Tim Meineke , resident of Westwood Subdivision, spoke in opposition to the request by stating that the area has changed over the years. Mr. Meineke stated that the property values of the homes in the neighborhood will decrease and the increase in traffic will hinder residents from entering and exiting the neighborhood.

Mr. Dixon stated that the home is unsuitable to live it according to the family members. Mr. Dixon explained that the most that could be built on the site is a 1,500-1,600 square foot office building. Mr. Dixon explained that he believes the neighborhood and residents would not be impacted by the increase in traffic.

Mr. Curtis Teel, adjacent property owner, spoke in opposition to the request.

Motion was made by Mr. Baker, seconded by Mr. Stokes, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Those voting in favor: Gordon, Moye, Randall, Baker, Stokes, Bell and Basnight. Those voting in opposition: Lehman. Motion carried.

REQUEST BY ROCKY RUSSELL – APPROVED

Chairman Tozer stated that the next item is a request by Rocky Russell for a preliminary plat entitled “Grove Pointe”. The property is located east of Allen Road approximately 490 feet south of Briarcliff Road. The proposed development consists of 2 lots on 21.952 acres.

Mr. Andy Thomas stated that this is a request for a preliminary plat for Grove Pointe. The subject property is located east of Allen Road approximately 490 feet south of Briarcliff Road and zoned R6, Residential. The anticipated use is multi-family residential on two lots. The division of the 21.952 acres into two tracts would indicate intent of the developer to pursue some multi-family housing on the property. A site plan will be necessary for such development. There is a floodplain that impacts this property along the southern boundary. Allen Road is indicated as a major thoroughfare. The retention pond is located in at the southern end of the property adjacent to the 404 wetlands. This plat has a sufficient interconnected street system. There is proposed development to the north and east. The Green Mill Run is to the south. Sidewalks are provided. There is a 75 foot greenway easement from the top of bank of the Green Mill Run. The City’s Subdivision Review Committee has reviewed the plat and the preliminary meets all technical requirements.

There was discussion in regards to there being no interconnectivity to the adjoining property which was not possible due to previously approved plans.

No one in favor of the request.

No one spoke in opposition.

Motion was made by Mr. Stokes, seconded by Mr. Randall, to approve the plat. Motion carried

unanimously.

REQUEST BY W & A DEVELOPMENT, LLC – APPROVED

Chairman Tozer stated that the next item is a request by W& A Development, LLC for a preliminary plat entitled “Oxford Park, Section 4”. The property is located on Taylor’s Creek . The proposed development consists of 25 lots on 34.32 acres.

Mr. Thomas stated this request is for a plat for Oxford Park, Section 4 located on Taylor’s Creek Lane and annexed into the city. The anticipated use is commercial and service industries on four lots. The Oxford Park Subdivision was developed under Pitt County’s jurisdiction. The existing subdivision contains a number of commercial and service uses. This additional property was annexed into the City of Greenville on May 10, 2007. It was annexed so that the developer of Section 4 could receive sanitary sewer service. Most of the remainder of the commercial subdivision remains in Pitt County’s jurisdiction. This property will receive water service from the Bell Arthur Water Corporation (BAWC). BAWC has reviewed the development plans. The submission meets both the Greenville Utilities Commission and the Bell Arthur Water Corporation standards. The storm water retention pond is located in Phase 1. This plat has a sufficient interconnected street system. These will NCDOT streets. Sidewalks are provided. The terminal street Taylor’s Creek Drive exceeds the maximum (1,000-foot) terminal street length. The proposed Taylor’s Creek Drive is 1,170 feet long from its intersection of Newbold Drive. The Planning and Zoning Commission may grant a variance to the maximum street length provision if the Commission determines that there are circumstances that warrant such relief. Per Section 9-5-181(a) – “The planning and zoning commission may vary the requirements of this chapter where because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this chapter could cause an unusual and unnecessary hardship on the subdivider”. The City’s Subdivision Review Committee has reviewed the plat and the preliminary meets all technical requirements.

Mr. Todd Tripp spoke on behalf of the request.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Gordon to grant a variance in reference to a street extension. Motion carried unanimously.

Motion was made by Mr. Randall, seconded by Mr. Stokes, to approve the plat. Motion carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT – APPROVED

Chairman Tozer stated that the next item is a request by the Community Development Department to

(i) amend the RA20 district table of uses by deleting the use entitled “Hospital” as a special use, and
(ii) amend the MS and MO district table of uses to include the use entitled “Hospital” as a permitted use.

Mr. Hamilton stated that currently a hospital is allowed as a special use within the RA20 (residential – agricultural) district and as a permitted use in the MI (medical – institutional) district. The proposed amendment would allow a hospital within any of the core medical districts including the MS (medical –support) and MO (medical – office) districts. Mr. Hamilton explained that he has had conversations with the hospital attorney and they support this amendment which will facilitate hospital expansion and/or the new construction of additional facilities within the medical core area. Mr. Hamilton stated that staff would recommend approval of the request.

No one spoke in favor or opposition of the request.

Motion was made by Mr. Bell, seconded by Mr. Gordon, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

There being no further business the meeting adjourned at 8:30 PM

Respectfully submitted,

Merrill Flood
Secretary