MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS

November 13, 2008

I. CALL TO ORDER - The meeting was called to order at 1:31 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission Members Present – Randall Vaughn, Chair; Neill Day; Carolyn Richardson; Lynn Roche-Phillips; Mike Cravens; Marie Copeland; Frank Penn; Mike Owens; Joan Whitman and Patrick Brewer. Absent was Ed Holmes.

Planning Staff Present – Chris King, Director; Bill Sallee, Barbara Rackers, Tom Martin, Cheryl Gallt, Chris Taylor, and Denice Bullock. Other staff members in attendance were: Hillard Newman, Division of Engineering; Jeff Neal, Division of Traffic Engineering; Bob Carpenter, Division of Building Inspection; Rochelle Boland, Department of Law; Captain Charles Bowen, Division of Fire & Emergency Services; and Tim Queary, Division of Streets, Roads and Forestry.

II. APPROVAL OF MINUTES – None were considered at this time.

III. POSTPONEMENTS OR WITHDRAWALS – Requests for postponement and withdrawal will be considered at this time.

a. PLAN 2008-71P: HAMPTON SPRINGS (AMD.) (11/13/08)* - located at 4574 Harrodsburg Road (a portion of). (Council District 10) **(EA Partners)**

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of PLAN 2008-71P to the December 11, 2008, Planning Commission meeting.

Action - A motion was made by Mr. Owens, seconded by Mr. Brewer, and carried 10-0 (Holmes absent) to postpone PLAN 2008-71P to the December 11, 2008, Planning Commission meeting.

b. PLAN 2008-76F: BOGIE ESTATE, LOT 1 (11/13/08)* - located at 5846 Old Richmond Road. (Council District 12) **(EA Partners)**

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of PLAN 2008-76F to the December 11, 2008, Planning Commission meeting.

Action - A motion was made by Mr. Penn, seconded by Ms. Whitman, and carried 10-0 (Holmes absent) to postpone PLAN 2008-76F to the December 11, 2008, Planning Commission meeting.

Note: The next two items were heard simultaneously.

c. PLAN 2008-123F: PROVIDENCE PLACE, TRACT 3 (AMD.) (12/20/08)* - located at 2200 Newtown Pike. (Council District 12) **(EA Partners)**

d. DP 2008-124: PROVIDENCE PLACE, TRACT 3 (AMD.) (12/20/08)* - located at 2200 Newtown Pike. (Council District 12) **(EA Partners)**

Representation – Rory Kahly, EA Partners, was present representing the applicant, and requested postponement of PLAN 2008-123F and DP 2008-124 to the November 20, 2008, Planning Commission meeting.

Action - A motion was made by Mr. Owens, seconded by Ms. Richardson, and carried 10-0 (Holmes absent) to postpone PLAN 2008-123F and DP 2008-124 to the November 20, 2008, Planning Commission meeting.

c. DP 2008-137: MOHAMMAD SERAJI PROPERTY (AMD.) (1/8/09)* - located at 432 South Broadway. (Council District 2) **(Mohammad Seraji)**

Staff Comments – Mr. Martin stated that the staff had received a written request from the applicant, requesting postponement of DP 2008-137 to the December 11, 2008, Planning Commission meeting.

Action - A motion was made by Mr. Cravens, seconded by Mr. Day, and carried 10-0 (Holmes absent) to postpone DP 2008-137 to the December 11, 2008, Planning Commission meeting.

IV. LAND SUBDIVISION ITEMS - The Subdivision Committee met on Thursday, November 6, 2008, at 8:30 a.m. The meeting was attended by Commission members: Neill Day, Mike Cravens, Marie Copeland, Mike Owens and Carolyn Richardson. Committee members in attendance were: Hillard Newman, Division of Engineering; and Jim Gallimore, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Denice Bullock, Chris Taylor, Cheryl Gallt, Tom Martin, Traci Wade, and Rob Johnson, as well as Rochelle Boland, Department of Law; Capt. Charles Bowen and Capt. Allen Case, Division

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* - Denotes date by which Commission must either approve or disapprove plan.

of Fire & Emergency Services; and Bob Carpenter, Division of Building Inspection. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.
1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

A. **<u>CONSENT AGENDA - NO DISCUSSION ITEMS</u>** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

<u>Criteria:</u> (1) the Subdivision Committee recommendation is for approval, as listed on this agenda; and
(2) the Petitioner is in agreement with the Subdivision Committee recommendation and the conditions listed on the agenda; and
(3) no discussion of the item is desired by the Commission; and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion; and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

<u>Requests can be made to remove items from the Consent Agenda:</u> (1) due to prior postponements and withdrawals,
(2) from the Planning Commission,
(3) from the audience, and
(4) from Petitioners and their representatives.

Mr. Sallee identified the following items appearing on the Consent Agenda, and oriented the Commission to the location of these items on the Commission's Meeting Agenda. He noted that the Subdivision Committee had recommended conditional approval of these items. (A copy of the Consent Agenda is attached as an appendix to these minutes).

1. Page 3, Item c. <u>PLAN 2008-137F: HAMBURG PLACE OFFICE PARK, LOT 3 (AMD.)</u> (1/8/09)* - located at 1748 Alysheba Way. (Council District 6) **(Vision Engineering)**

2. Page 3, Item d. <u>PLAN 2008-138F: MEADOW OAKS, UNIT 1-A (ASHFORD OAKS)</u> (1/8/09)* - located at 3414 Feliciana Lane). (Council District 12) **(EA Partners)**

3. Page 3, Item e. <u>PLAN 2008-139F: MEADOW OAKS, UNIT 1-B (ASHFORD OAKS)</u> (1/8/09)* - located at 3414 Feliciana Lane. (Council District 12) **(EA Partners)**

Mr. Sallee noted that there is a typographical error on the Consent Agenda and said that the following item should read <u>PLAN 2008-140F: MEADOW OAKS, UNIT 1-C (ASHFORD OAKS):</u>

4. Page 4, Item f. <u>PLAN 2008-138F: MEADOW OAKS, UNIT 1-C (ASHFORD OAKS)</u> (1/8/09)* - located at 3414 Feliciana Lane. (Council District 12) **(EA Partners)**

Mr. Sallee then said that the items listed on the Consent Agenda could be considered for approval by the Commission, unless there was a request for an item to be removed.

<u>Action</u> - A motion was made by Mr. Day, seconded by Mr. Penn, and carried unanimously (Holmes absent) to approve all of the items listed on the consent agenda.

B. **<u>DISCUSSION ITEMS</u>** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

<u>The procedure for consideration of these remaining plans is as follows</u>:
- Staff Report(s)
- Petitioner's Report(s)
- Citizen Comments – (a) in support of the request, and (b) in opposition to the request
- Rebuttal – (a) petitioner's comments, (b) citizen comments, and (c) staff comments
- Commission discusses and/or votes on the plan

1. **<u>Final Subdivision Plans</u>**

a. <u>PLAN 2008-147F: COONS PROPERTY, UNIT 12-A, LOTS 100, 101 & 102 (VILLAGE AT TATES CREEK) (AMD.)</u> (1/8/09)* - located at 965-973 Chas Drive. (Council District 12) **(EA Partners)**

<u>Note</u>: The purpose of this amendment is to subdivide one lot into three lots.

<u>The Subdivision Committee Recommended: Approval</u>, subject to the following requirements:

* - Denotes date by which Commission must either approve or disapprove plan.

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addressing Office's approval of street names and addresses.
5. Correct building setback and sanitary sewer easement conflict.

Staff Presentation – Mr. Martin directed the Commission's attention to the final development plan, and noted that the subject site is located off of Chas Drive. He then oriented Commission to the nearby street system, which includes Man O' War Boulevard, Saron Drive and Duval Street. He noted that there is a commercial area along Saron Drive toward Man O' War Boulevard, as well as a residential development at the corner of Tates Creek Road and Man O' War Boulevard.

Mr. Martin stated that the subject site had been consolidated in order to provide a display home, and now the applicant is requesting to subdivide that lot back to the original three lots. He said that the reason for this request is due to item number 5, which reads: "Correct building setback and sanitary sewer easement conflict." He directed the Commission's attention to the exhibit that was previously distributed, and noted the area of concern being shown in orange. He said that the reason condition number 5 was added is to ensure that there would be no conflict with the building encroaching into the sanitary sewer easement. He then said that, in reviewing the handout, the house is clearly shown behind the building line; therefore, no conflict or encroachment had taken place.

In conclusion, Mr. Martin said that the staff is recommending approval of the applicant's request, subject to the conditions listed on the agenda, deleting condition # 5. He then said that this request was reviewed by the Subdivision Committee, and they also recommended approval of the applicant's request.

Representation – Rory Kahly, EA Partners, was present representing the applicant. He stated that the applicant is in agreement with the staff's recommendations, and requested approval of PLAN 2008-147F.

Action - A motion was made by Mr. Cravens, seconded by Ms. Whitman, and carried 10-0(Holmes absent) to approve PLAN 2008-147F, subject to the conditions listed by the staff, deleting condition # 5.

D. PERFORMANCE BONDS AND LETTERS OF CREDIT – A motion was made by Ms. Whitman, seconded by Mr. Penn, and carried 10-0 (Holmes absent) to approve the release and call of bonds as detailed in the memorandum dated November 13, 2008, from Ron St. Clair, Division of Engineering.

V. COMMISSION ITEMS - The Chairman will announce that any item a Commission member would like to present will be heard at this time.

A. PFR 2008-3: FAYETTE COUNTY PUBLIC SCHOOLS– a Public Facility Review of conversion of a property to a school bus maintenance storage and transportations facility in a Light Industrial (I-1) zone, on property located at 780 Miles Point Way. (Council District 12)

Staff Presentation – Ms. Rackers stated that this is a Public Facility Review for property located at 780 Miles Point Way. She said that the subject site is located in the Enterprise Industrial Park, which is off Old Frankfort Pike. She directed the Commission's attention to the rendering of the surrounding area, and explained the location of the surrounding street system, as well as the location of Wolf Run Creek, which runs along the rear of the property, crossing it at one point.

Ms. Rackers then stated that the subject site is approximately 6.15 acres and it is on the east side of Miles Point Way. She said that there is an existing building on the site that has been classified as Office/Warehouse space by the PVA Office. Referring to the site plan, she illustrated the location of the existing building, the parking area and the covered storage areas. She said that the covered storage areas will be removed from the property and will be replaced with additional parking for the school buses.

Ms. Rackers said that the 2007 Comprehensive Plan does recommends Light Industrial use for this area, and the Land Use Element describes the uses generally permitted as: light manufacturing, depots and terminals, communications, automotive repair shops, welding repair, animal services (other than veterinarians), construction materials and equipment yards, industrial laundries, and areas of significant outdoor storage (particularly automobiles), where retail sales are not a common activity.

Ms. Rackers then said that KRS 100.324(4) requires a Public Facility Review for any proposal for acquisition or disposition of land for public facilities, or any changes in the character, location or extent of structures or land for public facilities, one example being a school. She said that the staff has reviewed this request and found it to be in compliance with the 2007 Comprehensive Plan Land Use Element. She noted that there are several Goals and Objectives that support this use of the property, and said that until this morning, there was no known opposition to this request. She said that Traffic Engineering is now expressing concerns with the potential traffic impact on the roadway near the intersection of New Circle Road and Old Frankfort Pike.

Ms. Rackers stated that in addition to the bus facility on Liberty Road, there is also a bus facility and maintenance garage on Springhill Drive, which is located near Lafayette High School, off Clays Mill Road. She said that the school stadium is being renovated, and other improvements are being made to that school campus; therefore, it had been decided to move this facility to Miles Point Way.

Ms. Rackers noted that approximately one-quarter to one-third of the rear of the property is encumbered by a FEMA Special Flood Hazard Area associated with the Wolf Run Creek. She said that one of the covered storage areas is located within this area; however, all of the storage structures will be removed and replaced with paved parking. She then said that even though this area will be designated as parking, a Special Use Permit will be required from the Division of Engineering and the Division of Water. The staff believes that if the Special Use Permit is obtained and Best Management Practices are used with regard to runoff and water quality issues, then this request is in compliance with the 2007 Comprehensive Plan.

In conclusion, Ms. Rackers stated that this request will have minimal impact to the industrial park, with the exception of the increased traffic on Old Frankfort Pike and New Circle Road. She said that there are no Goals and Objectives of the Comprehensive Plan that are in opposition to this request, and the proposed land use is permitted within the I-1 zone. She then said that with the FEMA Special Flood Hazard Area on the subject site, as long as Best Management Practices are used, and a Special Use Permit is obtained, the staff can recommend approval of this request, subject to the following recommendations:

1. Because the property is partially within a FEMA Special Flood Hazard Area, with a portion of Wolf Run Creek encroaching into the south, rear corner of the property, it is recommended that a plan for storm water management and water discharged from the property, to include Best Management Practices, be presented to and accepted by the Division of Engineering prior to any further development of the property to accommodate the bus facility, and prior to its occupancy by the Fayette County Public School System.
2. Because the property contains a FEMA Special Flood Hazard Area, and because there is no special use permit on file in the Division of Engineering, it is recommended that, prior to any further development of the property (or occupancy) for use as the bus storage and maintenance facility, a Special Use Permit be obtained, as required by the Zoning Ordinance for development in the floodplain.

<u>Planning Commission Questions</u> – Mr. Penn asked if there will be bus maintenance on the property, and if the surface will be impervious. Ms. Rackers replied yes, and said that the area inside the fence will be impervious. Mr. Penn then asked if there will be a plan submitted showing how the runoff will be handled off-site. Ms. Rackers said that that is one of the recommendations being made.

Ms. Roche-Phillips asked about the previous uses for those structures. Ms. Rackers said that the structures were being used as a warehouse/storage facility.

Mr. Vaughn asked if this building was the Contractors' Warehouse. Ms. Rackers replied no, it was not, noting that this building is further down into the industrial park than Contractors' Warehouse was located.

Ms. Roche-Phillips asked if there is existing storm water retention. Ms. Rackers said that none that the staff could see. Ms. Roche-Phillips then asked if the area is 100 percent impervious surface. Ms. Rackers replied yes, with the exception of the area with the steep slopes.

Ms. Copeland asked if the parking lot would retain the water with that amount of impervious surface. Ms. Rackers said that it would probably require the asphalt being removed, and she did not think the Fayette County Public School System would do that. Ms. Copeland said that if the land slopes toward the creek there is the potential for 18 inches of retention in the parking area. Ms. Rackers said that it is not known if there will be more impervious area added. She said that the parking area is paved, with the exception of the sloped area. She then said that any changes made would be up to the School System. The Planning Commission cannot force them to make any changes; the Commission can only make recommendations. Ms. Copeland said that Engineering must approve the plan. Ms. Rackers said that because this is a Public Facility Review and the Planning Commission has no authority over this issue, this presentation is for comment only.

Ms. Roche-Phillips said that they must comply with the Clean Water Act. Ms. Rackers agreed, and said that that is part of using Best Management Practices.

Mr. King commented that the Planning Commission and the staff have no control over a Public Facility Review. He said that a Public Facility Review is exempted by the State of Kentucky's statute. He then said that the Planning Commission's role is only advisory, and recommendations can be made; but the School System does not have to comply with those recommendations.

<u>Traffic Engineering</u> – Jeff Neal stated that they are not necessarily opposed to this Public Facility Review, but there is a concern with the lack of information that was provided. He said that they had met with the School Board on a few occasions, and one of the issues is the intersection of Old Frankfort Pike and Enterprise Drive. He then said that this is a single point intersection that serves several businesses and government agencies. As of now this is the only way in and out of the area; and until Miles Point Way is connected to Old Frankfort Pike, there will be an issue as to how the capacity and efficiency of the bus garage will work. The other issue is the amount of buses that will be coming out of the property onto the main road; therefore, the staff is requesting road improvements to the intersection of New Circle Road and Old

Frankfort Pike. He said that the staff is requesting a detailed schedule for the hours of operation, to include the times of day the buses will be running, as well as what the primary function will be, such as maintenance facility, or housing for the buses. He then said that they would also request information as to whether or not Alexandria Drive will be utilized.

Representative – Bill Wallace, Director of Facility Design and Construction, was present on behalf of the Fayette County Public Schools. He said that as of right now, there is not a lot of information to provide on this site, except to say the District has acquired the land. He then said that they are trying to vacate the buses and the maintenance garage from Springhill Drive over to Miles Point Way in order to provide the modifications to the Lafayette High School. He said that the land had become available so the School Board had moved quickly to obtain it, since this type of opportunity is rare.

Mr. Wallace said that at the moment there are about 80 buses scheduled to be housed at this site, and between 130 and 140 employees who will be working at this site. He said that they are aware of the concerns from Traffic Engineering and they area willing to work with the staff to resolve those issues; however, the details as to how the site will be used are currently being done through the Schools System's engineers. As for the storm drainage issues, that process is in the beginning stages, and there is not much information on that issue.

In conclusion, Mr. Wallace said that they are hopeful this site will be operational by August 2009, and whatever concerns the Commission and the staff have, can be taken to the Board and could then provide a letter addressing those concerns to the Commission.

Planning Commission Questions and Comments – Mr. Penn said that the buses turning left off Old Frankfort Pike onto New Circle Road will have a good transition, but the buses turning right will need to cross oncoming traffic, which causes a bad situation. He asked if the School Board knew if this intersection will be changed. Mr. Wallace said that he did not have that answer, but he could ask their Transportation section about how the buses will be routed and get that information back to the Commission.

Mr. Owens confirmed that it is the School System's intention to have 80 buses and 130 employees. Mr. Wallace replied yes, and said that there will be 130 employees showing up twice a day. Mr. Owens asked if the site plan is correct with regard to the number of bus spaces being 90 and the standard being 84. Mr. Wallace said that their engineers have designed a layout to where a portion of the grassy area will be paved for vehicle parking. Ms. Rackers said that the site plan shows 90 bus spaces and 130 employee spaces. Mr. Owens then asked if this site would be temporary or permanent. Mr. Wallace said that this site will be a permanent location.

Ms. Copeland asked if the property had already been purchased. Mr. Wallace replied that they had closed on the property four weeks prior to this hearing.

Ms. Roche-Phillips asked if the grassy area will be paved with an additional 50 spaces. Mr. Wallace replied yes. He said that they will be giving up some of the parking spaces in the lower portion of the property as shown on the site plan. Ms. Roche-Phillips confirmed that currently this area is grassy. Mr. Wallace said that was correct. Ms. Roche-Phillips then asked if Wolf Run Creek is located in the upper portion of the plan. Mr. Wallace clarified that the creek is located in the upper right hand area of the plan. Ms. Roche-Phillips asked if there will be storm water detention provided for the rain water coming from the parking area. Mr. Wallace said that they will be exploring several different options with their engineers. Ms. Roche-Phillips said that she would strongly advise the School Board to have some type of arrangement for storm water detention. Mr. Wallace agreed.

Ms. Copeland asked if there will be 130 buses leaving this facility in the morning. Mr. Wallace said that there will be 80 buses using this facility. Ms. Copeland clarified that there would be 130 people coming into the site, 80 buses would leave in the morning, and return, then that process would be repeated in the afternoon. Mr. Wallace said that was correct. Ms. Copeland asked if the buses will be out of the area before the businesses open. Mr. Wallace said that the buses leave the bays at 6:00 a.m. and returns at 9:00 a.m., and then in the afternoon the buses leave the bays at 1:30 p.m. and return at 4:00 p.m.

Ms. Roche-Phillips asked if the School Board will be closing the Springhill Drive location and still maintain the Liberty Road facility. Mr. Wallace said that was correct. He said that there are at least 300 buses, so both locations are needed.

Director's Comments – Mr. King stated that the Fayette County Public Schools went through an exhaustive search for an appropriate area and happened to come up on this land. He said that this land is in an industrial area and it is in an area that allows this type of use. He then said that in looking at the bigger picture, the staff is very pleased that this site has been discovered, considering the alternative areas, including one rural area, that were being reviewed.

Planning Commission Comments – Mr. Penn said that he hopes the City will encourage the State to review the overpass and make improvements to this area. He said that this proposal will greatly change the use of the overpass for both the morning and afternoon traffic. Mr. Neal said that the State has been involved in the conversation; and as for the Old Frankfort Pike interchange, those issues have been discussed for a long time. He said that it would take a complete rebuild of the bridge to make the necessary improvements, such as widening the road or even providing a signalized light.

Action: A motion was made by Mr. Day, seconded by Ms. Whitman, and carried 10-0 (Holmes absent) to approve PFR 2008-3, for the reasons provided by the staff, and with the recommendations as noted.

B. NORTH NICHOLASVILLE ROAD SAP STEERING COMMITTEE – The staff would like for a member of the Planning Commission to serve on the North Nicholasville Road Small Area Plan Steering Committee. Representatives from the Lexington-Fayette Urban County Government, the neighborhoods, the University of Kentucky, and the community service agencies will comprise the steering committee and will meet for the first time on December 2, 2008, Tuesday, 5:30 p.m., Planning Division Office (Phoenix Building). This group will be known as the North Nicholasville Road SAP Steering Committee, and they will review and advise the staff on the development of the North Nicholasville Road Small Area Plan.

Commissioner's Comments - Mr. Vaughn stated that the staff would like a member of the Planning Commission to serve on the North Nicholasville Road Small Area Plan Steering Committee. He said that Ms. Copeland has stated that she would like to serve on this Committee, and asked if there are additional Planning Commission members who would also like to join. He then said that this is one of the four small area plans that had been suggested from the 2007 Comprehensive Plan. Mr. Day expressed his interest in serving on the North Nicholasville Road Small Area Plan Steering Committee.

Mr. King welcomed Ms. Copeland and Mr. Day to the steering committee and said that the first meeting will be held on December 2, 2008, Tuesday, 5:30 p.m., Planning Division Office (Phoenix Building). He then said that it is expected that these meetings will continue for 12 months, depending on the level of public input.

C. ADOPTION OF THE OFFICIAL MEETING & FILING SCHEDULE FOR 2009 – The staff will present copies of the recommended "Official Meeting and Filing Schedule for 2009" and will request that the Commission's consideration its adoption. After adoption by the Commission and by the Board of Adjustment, the 2009 schedule will be distributed.

Action: A motion was made by Mr. Penn, seconded by Ms. Whitman, and carried 10-0 (Holmes absent) to adopt the Official Meeting and Filing Schedule for 2009, as presented by staff.

D. AMENDMENT TO THE 2008 MEETING & FILING SCHEDULE – DECEMBER WORK SESSION – The staff will request that the Commission amend this year's Official Meeting & Filing Schedule to allow next month's work session to be held at the end of the December 11 meeting. Time is currently reserved for this purpose after the Commission's December 18 meeting, which the staff recommends be rescheduled to the 11th.

The 2008 Schedule also has time reserved for a work session following next week's meeting. The staff recommends no change to that schedule, and it is anticipated that a brief work session will be held at the conclusion of next week's public hearing on proposed zoning amendments.

Action: A motion was made by Mr. Day, seconded by Mr. Cravens, and carried 10-0 (Holmes absent) to amend the Official Meeting and Filing Schedule for 2008, as presented by staff.

VI. STAFF ITEMS – Staff items, if any, will be considered at this time.

AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule. There were no such items.

VII. NEXT MEETING DATES -

Work Session, Thursday, 1:30 p.m., 2nd Floor Council Chambers	November 20, 2008
Zoning Items Public Hearing, 2nd Floor Council Chambers	**November 20, 2008**
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 26, 2008
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	December 4, 2008
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	December 4, 2008
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers	**December 11, 2008**
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	December 17, 2008
Work Session, Thursday, 1:30 p.m., 2nd Floor Council Chambers	December 18, 2008
Zoning Items Public Hearing, 2nd Floor Council Chambers	**December 18, 2008**

X. ADJOURNMENT- There being no further business, a motion was made by Ms. Roche-Phillips, seconded by Mr. Owens, and carried 10-0 (Holmes absent) to adjourn the meeting at 2:15 p.m.

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Randall Vaughn, Chair

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Frank Penn, Secretary

CT/CG/TM/BR/BS/DB

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