

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Email: codes@fairview-tn.org

Municipal Planning Commission

Regular Meeting
November 10, 2014
7:00 p.m.

Lisa Anderson, Chairperson
Matt Beata, Vice Chairman
Brandon Butler 1st Secretary
Michael Mitchell, 2nd Secretary
Ron Rowe
Toney Sutton, Commissioner
Wayne Lowman
Tim Mangrum
Mitch Dowdy

Present: Anderson, Butler, Mitchell, Rowe, Sutton, Lowman, Mangrum

Absent: Beata, Dowdy

Others Present: City Manager Wayne Hall, Planning/Codes Director Frank Humber City Attorney Larry Cantrell, Owen Will Owen, Codes Clerk Sharon Hall

1. ANDERSON CALLED THE MEETING TO ORDER AT 7:02P.M.

1.1 Rowe led the prayer and the pledge.

2. APPROVAL OF THE AGENDA-

2.1 Sutton made a motion for approval. Rowe seconded. All were in favor.

3. CITIZENS COMMENTS - (Limited to the first five to sign in and a limit of three minutes each.) None

4. APPROVAL OF THE MINUTES-

4.1 October 14, 2014 – Regular Meeting

Sutton made a motion for approval. Mangrum seconded. All were in favor.

5. RECOMMENDATION –

5.1 REZONING APPLICATION FOR PROPERTY LOCATED ON 7151 COX PIKE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42 H, PARCEL 3.00, 1.28 ACRES. ELTON C. HALL & DEBORAH L. HALL OWNERS.

Humber stated 5.1 through 5.7 were just on the agenda to let them know these recommendations were sent to the Board of Commissioners. Humber stated will have the first reading on the 20th, second reading on the December meeting.

5.2 REZONING APPLICATION FOR PROPERTY LOCATED AT 7119 COX PIKE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42H, C, PARCEL 4.00, .58 ACRE. ELTON C & DEBORAH L. HALL OWNERS.

5.3 REZONING APPLICATION FOR PROPERTY LOCATED AT 7114 WILEY CIRCLE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42H, C, PARCEL 1.00, .50 ACRE. ROGER & DEBBY LAMPLEY OWNERS.

5.4 REZONING APPLICATION FOR PROPERTY LOCATED AT 7112 WILEY CIRCLE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42H, C, PARCEL 2.00, 1.00 ACRE. ROGER & DEBBY LAMPLEY OWNERS.

5.5 REZONING APPLICATION FOR PROPERTY LOCATED AT 7159 COX PIKE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42H, C, PARCEL 2.02, 1.25 ACRES. ROGER & DEBBY LAMPLEY OWNERS.

5.6 REZONING APPLICATION FOR PROPERTY LOCATED AT 7161 COX PIKE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42H, C, PARCEL 2.01, .62 ACRE. RICHARD W. MCCORD & DENISE R. MCCORD OWNERS.

5.7 REZONING APPLICATION FOR PROPERTY LOCATED AT 7169 COX PIKE FROM RS-40 (RESIDENTIAL) TO TCOD (TOWN CENTER OVERLAY DISTRICT) W/O DESIGNATION. MAP 42, PARCEL 179, 1.3 ACRES. MARGIE LEE MCCORD OWNER.

6. BONDS

6.1 WAL-MART – LETTER OF CREDIT TO COVER THE ROADS, SIDEWALKS, AND STORM DRAINAGE. \$325,000.00. PLANNING COMMISSION SET THE LETTER OF CREDIT AT THE JULY 10, 2012 MEETING. PLANNING COMMISSION REDUCED THE LETTER OF CREDIT ON AUGUST 12, 2014 TO \$97,500.00 THE LETTER OF CREDIT EXPIRES NOVEMBER 30, 2014.

Humber stated Wal-Mart has been notified that the letter of credit expires on November 30, 2014. Sutton made a motion to call the letter of credit if not in place by the expiration date of November 30, 2014. Mangrum Seconded. All were in favor.

6.2 WAL-MART – LETTER OF CREDIT TO COVER SITE, GRADING EROSION CONTROL, SEED AND STRAW MULCH, AND SITE RECLAMATION. \$390,000.00 BOND WAS SET AT THE JULY 10, 2012 MEETING. PLANNING COMMISSION REDUCED THE LETTER OF CREDIT ON AUGUST 12, 2014 TO \$50,000.00. THE LETTER OF CREDIT EXPIRES NOVEMBER 30, 2014.

Humber stated Wal-Mart has been notified that the letter of credit expires on November 30, 2014. Butler made a motion to call the letter of credit in not in place by the expiration date of November 30, 2014. Sutton Seconded. All were in favor.

7. OLD BUSINESS-

7.1 FINAL PLAT FOR PHASE IB AND PHASE II DEER VALLEY DOWNS. RS-40, MAP 46, PARCEL 17.00. TONY CAVENDER OWNER.

Chet Rhodes present with Rhodes Engineering to answer questions. Rhodes stated the items that were requested last month have been corrected. Sutton made a motion for approval. Mangrum Seconded. Butler read the engineers comments, which will become part of these minutes. Exhibit A. Rowe asked they going to put in the open space, trees, park, noticed that the homeowners association would be maintaining that. Rhodes stated this will be open grassy area for play, and will be maintained by the homeowner's association. Rowe stated also could you explain the storm water flow on this, may be Mr. Owen can address this. Owen stated the site is currently contoured that the entire site flows from Crow Cut Road to the South and entering into that branch that it there along the southern boundary of the proposed development. Rowe asked Mr. Humber from a staff stand point would he recommend it as presented? Humber stated yes. Lowman asked did the motion include any bond amount or setting the bond. Sutton stated no. Lowman amended the motion to include the amount the City Engineer had recommended of \$437,500.00. Mitchell Seconded. Anderson stated vote on the amendment. All were in favor of the amendment. Voted on the amended motion. All were in favor of the amended motion.

7.2 EXPLAIN THE INDEPENDENT INVESTIGATION, DISCUSS AND OR TAKE APPROPRIATE ACTION WHERE ALLOWED RELATIVE TO THE CONSTRUCTION OF THE WILLIAMSPORT SUBDIVISION.

Cantrell stated this started some time ago, not the investigation but the development of the Williamsport Subdivision. Cantrell stated Commissioner Sutton and Commissioner Bissell brought this up to be discussed, there were two special called meetings on this, one was December 17, 2013 other one was January 09, 2014. Cantrell stated the principle issues were, he assumes

everyone has read the report which will become part of these minutes. Exhibit B. Cantrell stated he will hit the highlights and they can answer questions anytime during this. Cantrell stated the big deal on the subdivision he thought was from the testimony was some of the allegations was the road did not meet the subdivision regulations. Cantrell stated Will Owen came up with about twenty things that did not meet our subdivision regulations. Cantrell stated the subdivision regulations are a creation on this Board, you are the people that keep it, you amend it, you grant the variances on it, as long as the variances does not contrary with stated law or City ordinances, then that is the way it is going to be. Cantrell stated when this came out, you can minor subdivision and major subdivisions. Cantrell stated he would suggest they read up on the subdivision regulations because this was an example of how not to do subdivisions. Cantrell stated once these allegations came out, his opinion was to have an outside independent investigation with someone that was not connected to anyone in the staff and to any builder. Cantrell stated he talked to TML and they recommended this firm to do the investigation. Cantrell stated he recommended this to the Board of Commissioners, the City Manager and they agree to hire this firm to do the investigation. Cantrell stated he thought they did a very thorough job, they turned over every leaf they could turn over, and they found no statutive that had been violated (that is an intential violations, no crimes had been violated) Codes Director at that time admitted it that it was his mistake. Cantrell stated he thinks he first recognized this as being a minor subdivision and it did not need to come to the Planning Commission. Cantrell stated later when the question was directly proposed to him to tell what classification this subdivision is, he doesn't know if he went back and looked at something or how he came to that conclusion but he said it was a major subdivision. Cantrell stated out of that twenty violations, some were, fire hydrate not close enough, road not wide enough, no sidewalks, no provisions for curbs. Cantrell stated next thing was how did this plat get recorded without coming to the Planning Commission, typically a plat should come to the Planning Commission three times before it is approved and any building permits are issued. Cantrell stated they found there was no collusion between the codes director the second secretary. Cantrell stated after the plat got recorded it was turned over to the developer Mr. Totty, and he assumed he had a valid plat. Cantrell stated there is no state statute that requires anyone to look behind a government document. Cantrell stated if the City stands by and lets someone start to build and they spend money to their determent then you can't go out and say this is wrong. Cantrell stated there was any issue raised, if the plat was signed by Mr. Totty or Mrs. Totty. Cantrell stated they had a durable power of attorney, so either one of them could sign the others name, so no violation there. Cantrell stated so then he goes and gets his permits and builds the houses and the houses complied with building, were inspected by the building inspector. Cantrell stated the only problems were with how the grounds (common areas) were designed, no provision for revoking the plat. Cantrell stated when the plat got approved; where it is facially valid you in essence, as a commission granted a variance, even though there was no formal document that said so. Anderson

asked when formal Codes, Planning Director was questioned, what did he say about not recognizing that this was a major subdivision. Cantrell stated that Mr. Lovvorn stated, it was his mistake and he takes full responsibility for it. Rowe stated he was disturbed by a statement that the second secretary made, nothing against him, he thinks it is the process, and the training of this commission. Rowe stated he made the statement when he signed the documents that he signed several at one time; the statement was that it was housekeeping, that disturbed him, that mindset should not be there. Rowe stated that training on this Commission is very important. Cantrell stated that is what he was trying to do tonight. Anderson asked was there anything said as to why the 1st Secretary was not contacted to sign the plat. Cantrell stated he was not aware of anything. Cantrell stated he wanted this in the records, there was no evidence that anyone paid anyone anything or did anything that would constitute a criminal act, he was using that as only any example. Cantrell stated that the 2nd Secretary just made a mistake signing the plat. Anderson stated for the record if we are brought something to sign, do not assume that it has already been looked over and it is ready to go, you look over it yourself and make sure you know what it says before you sign it. Cantrell stated one easy way to see is to come to Mrs. Sharon and see the minutes of the meeting, then you can sit down and read it for yourself and if you cannot find where it had been brought to the Planning Commission, probably a pretty good chance it was not brought to the Planning Commission. Cantrell stated one everyone has signed all the signatures, now it has to go to the Codes Director for his signature and he is almost sure he is not going to trust his memory on that. Cantrell stated there was a question at the Board of Commissioners meeting, if the City may have some liability for this subdivision, the possibility is small, he would say does not exist. Cantrell stated he did some additional research on his own about this type of thing, the City has never accepted anything down there and he would suggest that they do not accept anything down there and he would suggest they never accept anything. Cantrell stated he does not agree with what the investigators said, as to related to claims. Cantrell stated the people who bought these houses, knew they had gravel roads, when they bought the houses, it was mentioned in the deeds they signed a mutual maintenance agreement they signed. Cantrell stated there is no way they could say they did not know it. Cantrell stated most likely if a suit was filed on this would be dismissed on a motion; because there is no way that a City government can be liable for something they did not accept. Cantrell stated that is about it other than his recommendation is they could waive the twenty requirements and grant a variance, he would not recommend this because they would be granting a variance that was not requested. Cantrell stated it could be construed as this Board favoring a builder over another builder, it would set a precedence that someone could come in and build something and say oops I did not know about it. Cantrell stated the way he would suggest that they handle this, they make a motion that they acknowledge the development is there, you do not grant any variances; accept the fact that it was a prior existing non-conforming use, that way they have not approved anything. Lowman made a motion to acknowledge

Williamsport Subdivision also no variances be granted and accept the fact that the subdivision was a prior existing non-conforming use. Sutton Seconded. Anderson stated that Williamsport Lane is a private Road, it is not City owned. All were in favor. Cantrell stated he appreciates everyone listening to him and taking the time to read this report. Cantrell stated it is a good handbook on what not to do; there is another piece of legislation that sometimes now and between December. Cantrell stated the 108th legislation that the general assembly passed that this Board needs to be aware of, needs to set up some time for this, it is up to you when you set it. Cantrell said spend fifteen, thirty minutes, to go over with the Board, can't vote on it tonight because it is not on the agenda. Cantrell ask Mr. Hall and Mr. Humber when they want to discuss this, they can do this before a meeting.

8. NEW BUSINESS-

8.1 PUBLIC HEARING-THE PURPOSE IS TO HEAR PUBLIC OPINION ON THE CONSTRUCTION OF ISLANDS IN SOME STREETS OF THE CITY OF FAIRVIEW FOR THE PLANTING OF TREES, GRASS ETC., (SUCH AS CUL-DE-SACS) TO ENHANCE THE APPEARANCE OF SAID STREETS OR ROADWAYS.

Anderson recessed the Planning Commission meeting at 8:55p.m. Anderson asked was there anyone here to speak on this subject. Gentleman spoke, did not give his name, he thought it would enhance the City and it would not be a big cost to the City. Opened the Public Hearing at 8:55 p.m. Joyce Prentice she would like to know out of what fund we are paying for this, she understands we have a cash flow problem, is this not true. Anderson stated we really cannot do a question answer, but she can comment on how she feels about this. Ms. Prentice stated without a question and answer that has a big bearing on her comment. Ms. Prentice stated if we have a cash flow problem that making the cul-de-sac look pretty is not a good idea, you have got to learn your needs from your wants. Ms. Prentice stated that is a want not a necessity and also she does not know how much money they are talking about, does not know how many cul-de-sacs they are talking about. Ms. Prentice stated if she cannot ask questions then she guesses that is about all she has got to say. Sutton asked Anderson if he could just comment on this to clarify. Anderson stated yes. Sutton stated the contractors themselves will be building the centers, the hubs, the cul-de-sacs, the trees the flowers, bushes, however it is complete it will be the City's responsibility to maintain from now on. Sutton stated that is one of the questions tonight to do this or not to do this. Ms. Prentice stated there again she believes it is a want not a need and will put the City in financial bind. Anderson closes the Public Hearing at 9:00 p.m. Reopens the Planning Commission meeting at 9:00 p.m.

8.2 DISCUSS AND/OR TAKE ACTION ON THE CONSTRUCTION OF ISLANDS IN SOME STREET OF THE CITY OF FAIRVIEW FOR THE PLANTING OF TREES,

GRASS ETC. (SUCH AS CUL-DE-SACS) TO ENHANCE THE APPEARANCE OF SAID STREET OR ROADWAYS.

Lowman asked have any of these areas been identified for potential candidates for these islands. Sutton stated yes there has been one subdivision that has been submitted. Lowman asked are these case by case bases. Humber stated this would be any new subdivisions. Lowman asked would the cul-de-sacs have to be bigger to accommodate the islands. Humber stated this would not affect the size of the cul-de-sac; the turnaround has to be fifty foot to accommodate the emergency vehicles, so they can turn around in them. Sutton stated due to that it really takes up a lot of the space, and it will be a lot of extra burden on the City. Lowman stated these are voluntary not mandatory? Owen stated the way your current subdivision regulations are written, they are a required mandated, installed for any new cul-de-sac that comes before you in a new subdivision. Owen stated any new subdivision that was brought to you that did not include that, based on the current written subdivision regulations would require a variance from this Board. Humber stated he would recommend that they remove the cul-de-sacs from the subdivision regulations, if they keep it, he would recommend they rethink the size of the cul-de-sac to be bigger. Owen stated if you remove this requirement it does not preclude a developer from proposing that within his requirement. Owen stated he would suspect if they choose to remove it would be primarily based on the maintenance cost and the maintenance man power associated with the responsibility of the City. Owen stated as a part of the homeowner's responsibility that center part will be deeded as open space or common area to the HOA and their going to be responsible for that maintenance. Owen stated as you have already experienced that HOA's are entities that are everlasting. Lowman ask what happens if the HOA resolves, who is responsible then. Anderson stated the City. Owen stated it would fall on the City. Cantrell stated Mr. Will is right in his initial evaluation, if the property is deeded to private entity, from a legal stand point, it is not the City's property, and the City cannot be forced to maintain it. Cantrell stated if the grass got up over six foot high you would have to cut it, would not have to water it, that it does not get to high that no one can see around. Cantrell stated usually the City takes them over because it looks so back and makes the City's look bad. Mangrum made a motion that they remove this requirement from out Subdivision Regulations and if a Developer comes to them in the future and wants these cul-de-sacs it would be mandatory that they have a HOA and that HOA be reviewed by our legal counsel, to make sure there is a clause in there that protects the City, so we will have some recourse. Mitchell Seconded. Mitchell asks does this apply to commercial as well as residential. Owen stated yes this would include any subdivision plat that came before you that included a new cul-de-sac. All were in favor.

- 8.3 FINAL SITE PLAN FOR FAST PACE TO BUILD A 3,956 SQUARE FOOT BUILDING LOCATED AT 2377 FAIRVIEW BOULEVARD MAP 47, PARCEL 8.00, .69 ACRES. OWNER PRADIP J. PATEL.

Adam Ledsinger present to answer questions. Butler read the Engineers report, which will become part of these minutes. Exhibit A. Sutton made a motion for approval. Mangrum Seconded. Rowe asks about storm water flow, did Owen see any problem with the design? Owen stated no. Rowe asks Mr. Humber would there be any problem with emergency vehicles getting in and out. Humber stated the Fire Chief was at the staff review he was okay with the plan. Owen stated the only other thing would be the approval should be contingent upon the landscape plan being approved by the Tree Board and if they choose to, he is prepared to recommend a bond amount of \$6,000.00. Sutton amended the motion to include setting the bond at \$6,000.00 and contingent upon the approval of the Tree Board. Mitchell Seconded. Anderson asks for a vote on the original motion. All were in favor. Anderson asks for a vote on the amended motion. All were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON SETTING THE BOND AMOUNT FOR PREMIER DEVELOPMENT PARTNERS, LLC. MAP: 42 PARCEL: 174.00 & 175.00, 5.34 ACRES. OWNERS PREMIER DEVELOPMENT PARTNERS, LLC

Humber stated he had talked to the developer and they were not able to attend the meeting. Cantrell stated someone has to be present to act on this. Lowman made a motion to defer. Mitchell Seconded. All were in favor.

8.5 DISCUSS AND /OR TAKE ACTION ON ANNEXATION APPLICATION FOR 7300 STARK LANE, MAP: 18, PARCEL: 14.00, 5.68 ACRES. OWNERS JASON & SHANNON LANKFORD.

Jason Lankford present to answer questions. Humber stated. Mangrum stated this does touch property that is in the City? Humber stated yes it is contiguous. Mangrum made a motion for approval. Sutton Seconded. All were in favor.

8.6 DISCUSS AND /OR TAKE ACTION ON EXTENSION OF DRAINAGE PIPING AT 7208 KEYNSHAM DRIVE. MAP 46G, GROUP: B, PARCEL 4.00. ROLAND E. PEAVY & JANETTE G. PEAVY

James Hudson present, he is the Engineer on the project. Hudson stated there is drainage between two lots here, Mr. Taylor and Mr. Peavy. Hudson stated on up the drainage system, there is a spring that water runs out of the entire year. Hudson stated they are unable to mow the bottom of the ditch, they have had to rip rap it, and the only way they can keep it maintained is to use a weed eater to cut the grass. Hudson stated what they are asking for is to add one hundred feet to the existing pipe and move the existing headwall that is at the building set back line, up a hundred feet, so they can maintain that situation. Sutton made a motion for approval. Mangrum Seconded. Mangrum asked are the headwall and drainage pipe City property? Cantrell stated he does not want to interfere but the City Engineer has not looked at this and has not been asked to look at it. Cantrell stated he should look at this until they approve or disapprove. Sutton amended the motion to include verification, authorization from the City Engineer on this site. Mangrum Seconded. Owen stated he would like to see proposed contouring and invert elevations to make sure they are actually draining what needs to be drained.

Owens stated that would be his biggest concern. Owens stated if he can get this information, he can get it reviewed in twenty-four hours. Anderson asked was there anymore discussion. Anderson asks for a vote on the original motion. All were in favor. Anderson asks for a vote on the amended motion. All were in favor.

8.7 DISCUSS AND /OR TAKE ACTION ON THE BY-LAWS FOR THE FAIRVIEW MUNICIPAL PLANNING COMMISSION.

Humber stated his recommendation was to add City Manager back into the By-Laws; they had been amended in the past. Anderson stated she always recognizes the City Manager but she understands this needs to be added back into the By-Laws. Rowe made a motion for approval. Butler Seconded. All were in favor.

9. REPORTS FOR DISCUSSION AND INFORMATION

9.1 DIRECTOR OF PLANNING AND CODES- Humber stated his report is brief tonight, we have had in the last thirty days numerous inquiries about building in Fairview, and they are very pleased with the activity they have been hearing about. Humber stated he does not have anything in particular to bring to them tonight but he feels like next year we are going to have a lot of work for the Planning Commission. Humber stated we are looking forward to this and hopes they are too.

9.2 CITY ENGINEER- Nothing.

9.3 CITY ATTORNEY- Cantrell thanked the Planning Commission and the staff for allowing him to go over the report tonight; hopefully you gained something from it, if you didn't, he probably didn't do a great job presenting it. Cantrell stated it not only gave the Board and the staff and inside of what was in here he knew there were some citizens that wondered how this happened. Cantrell stated hopefully it enlightened them, when a mistake is made, he's not here to find fault or throw something ay somebody, you make a mistake you own up to it. Cantrell stated thanks again for allowing him to do this and if they have any questions on something that didn't occur he will be glad to address their questions and they can address the other issue at the time the Board desires. Thank you

9.4 CITY MANAGER- Hall stated thank you Madam Chairman, he just wanted to thank this Board, this is an important Board for the City, this is the reason he tries to continue to come to these meetings. Hall stated he does want to apologize he was on vacation last month. Hall stated last month Mr. Humber was sick, that could not be helped. Hall stated he was several hundred miles away from here he just wanted to apologize they couldn't carry on the full meeting, hopefully that won't happen again. Hall stated the reason he mentioned roundabout, they have already looked at a rendering that had a roundabout. Hall stated most roundabouts have a sign in middle of it and landscaping. Hall stated this may be something they look may want to look at a workshop the City Attorney was talking

about. Hall stated also the red light at Wal-Mart has been repaired. Hall stated this is the first time in many years that all the lights are working at City Hall in all the parking lots, the Public Works guys have done a great job, last few days getting all the lights working.

10. COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS.

Mangrum stated he would like to thank our staff for keeping them up to speed and he wanted to congratulate one of our newly elected Commissioners, he hope he is geared up and ready to go Shannon Crutcher.

Sutton stated he too would like to congratulate Mr. Crutcher, go idea him coming out tonight, getting his feet wet, you're not going to learn it overnight, he promises him, took him quite a while to get used to it and the way it works. Sutton stated he would also like to thank all the veterans and to their families.

Butler stated Happy Veterans day tomorrow and also could they schedule a meeting a plat renewal with Mr. Cantrell. Sutton ask Cantrell how long will it take. Cantrell stated not more than forty-five minutes, may want to have it before the next meeting. Anderson stated they will meet at 6:00 p.m. before the next Planning Commission meeting.

Mitchell stated he wanted to thank our veterans, thank Larry Cantrell for the report on the lawsuit, and staff is doing a great job.

Lowman stated not to be redundant but Larry Cantrell thank you that was very insightful, very helpful. Lowman stated Mr. Crutcher congratulations, glad to have you on Board. Lowman stated glad to be part of this Commission, as Mr. Humber said earlier looks like we're going to have a busy year coming up and this is a strong group of folks, proud to serve with you.

Rowe stated he too congratulates Mr. Crutcher, he is sure good things are going to happen. Rowe stated saluting our Veterans is important and he would ask every to support the Fairview American Legion.

Anderson stated Mr. Crutcher congratulations excited to have him as part of the Board. Anderson stated she would also like to thank all who serve in the Military to give us our freedom and the families that stay behind to hold down the fort while they are gone.

Hall stated they have a conflict at next month's meeting, it is the night of the Chamber dinner, and a lot of you probably have received invitations, starts at 7:00p.m. Hall stated if we change the Planning Commission to a Monday night which is December 08, 2014, we have a Board of Zoning Appeals meeting that

night at 7:00 p.m. Hall stated his suggestion his suggestion would be to have the Board of Zoning Appeals meeting first then follow with the Planning Commission Meeting; he will have to check with legal. Cantrell stated as long as you have enough time to notify and get your notices in the paper that it will be on Monday night, won't be any problem, assuming everyone can be there. Anderson stated they will still have the 6:00 p.m. Workshop, 7:00p.m. Board of Zoning Appeals Meeting then followed by the Planning Commission Meeting, everyone was okay with this. Anderson stated she also appreciates Mr. Cantrell going over the report. Anderson stated she appreciates Mr. Hall and Mr. Humblers work, she knows that they work really hard, works more hours than they could even imagine. Anderson stated she appreciates all the Board members for doing their due diligence to make sure everything is done proper and handled well. Anderson stated she did want to mention that last meeting she had made a comment that Ms. Sharon had gotten a packet out early and it kind of got jumbled and she doesn't think it got mentioned property. Anderson stated Sharon does a wonderful job and she works really hard, she didn't get the packet out early. Anderson stated the reason she made that comment she just wanted everyone on the Board to know that they did not receive a document just that night from Mr. Cavender, he did get there it was just like the 12th hour. Anderson stated it had nothing to do with Sharon or the Planning/Codes office, they do a great job.

- 11. ADJOURNMENT-** Rowe made a motion to adjourn; Sutton seconded. All were in favor. Adjourned at 7:51 p.m.

Chairperson

Secretary