MINUTES

PLANNING AND ZONING COMMISSION MEETING

COLUMBIA CITY HALL COUNCIL CHAMBERS

701 EAST BROADWAY, COLUMBIA, MO

AUGUST 18, 2022

COMMISSIONERS PRESENT	COMMISSIONERS ABSENT
Ms. Sharon Geuea Jones	**Ms. Sara Loe**
Ms. Valerie Carroll	
Ms. Tootie Burns	
Mr. Michael MacMann	
Ms. Peggy Placier	
Ms. Shannon Wilson	
Mr. Anthony Stanton	
Ms. Robbin Kimbell	

STAFF PRESENT

Mr. Pat Zenner
Mr. Clint Smith
Ms. Rebecca Thompson
Mr. Tim Teddy

I. CALL TO ORDER

MS. GEUEA JONES: Apologies. This meeting of the August 18th Planning and Zoning Commission will come to order.

II. APPROVAL OF MINUTES

MS. GEUEA JONES: We have all received copies of the minutes from our last meeting. Do I have a motion to approve said minutes?

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Thumbs up approval on the minutes.

(Seven approve; one abstention.)

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Planner Zenner, do we have any changes to our agenda?

MR. ZENNER: No, we do not, ma'am.

MS. GEUEA JONES: I'd take a motion.

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Do I see a thumbs up approval on the agenda?

(Unanimous vote for approval.)

MS. GEUEA JONES: Very good.

IV. INTRODUCTIONS

MS. GEUEA JONES: Oh, yeah. As our Secretary has reminded me, we need to take attendance. Commissioner Carroll, may we have attendance.

MS. CARROLL: Commissioner Wilson?

MS. WILSON: Present.

MS. CARROLL: Commissioner Loe? Commissioner Stanton?

MR. STANTON: Here.

MS. CARROLL: Commissioner Burns?

MS. BURNS: Here.

MS. CARROLL: Commissioner MacMann?

MR. MACMANN: Present.

MS. CARROLL: I am here. Commissioner Geuea Jones?

MS. JONES: Here.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Here.

MS. CARROLL: Commissioner Kimbell?

MS. KIMBELL: Here.

MS. CARROLL: We have eight; we have a quorum.

MS. GEUEA JONES: Thank you very much. Thank you, Mr. Zenner. Tonight I will be impersonating Commissioner Loe.

MS. GEUEA JONES: All right. If staff is ready, we'll have our first case.

MR. ZENNER: Would you like to read the title?

MS. GEUEA JONES: Under subdivisions? I was waiting -- I guess I can read it off the agenda.

V. SUBDIVISIONS

Case Number 196-2022

A request by Crockett Engineering Consultants (agent), on behalf of The Brooks at Columbia, LLC (owner), for approval of a preliminary plat with 366 lots on R-1 (One-family Dwelling) zoned property that includes the extension of two major roadways through the site. The approximately 166.16-acre property is located northwest of the intersection of Richland Road and Olivet Road, approximately one mile east of the Richland Road and Rolling Hills Road/Grace Lane intersection, and includes the addresses 7095 and 7101 East Richland Road.

MS. GEUEA JONES: May we have a staff report?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the preliminary plat for Silver Lakes, pending minor technical corrections.

MS. GEUEA JONES: Thank you very much. Before we go to questions for staff, do any of my fellow Commissioners have any ex parte conversations to disclose so that we may all benefit from the same information? Seeing none. Any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you. Planner Smith, the fire department is okay with all these cul-de-sacs? No concerns, problems?

MR. SMITH: No. The design of cul-de-sacs were reviewed, so they were found to be -- met the standard for the international fire code.

MR. MACMANN: Okay. Real quick question. Where these step-outs hit particularly the north and the east, will there be a turnarounds in those locations or how are we going to handle that regulatorily?

MR. SMITH: To the -- most of the stubs will have temporary turnarounds, so anywhere the street segment exceeds 150 feet, we're going to have a required temporary turnaround. So if it's shorter than that, it's not necessarily required, given the short distance. So we'll have a temporary turnaround where Olivet is going to stub to the north. Also Cherry Creek to the north.

MR. MACMANN: I was asking specifically about the one to the east. It didn't appear to have one, and it -- I'm sure -- it appears to fall below the 150-foot threshold.

MR. SMITH: So to the east won't be a stub. To the east will connect with Olivet, which is the north-south arterial.

MR. MACMANN: To the west. I misspoke. I misspoke.

MR. SMITH: To the west. And so, yes. You're correct. That -- that is less than 150 feet.

MR. MACMANN: If the fire department and the trash people are happy, I'm happy.

MS. GEUEA JONES: Anyone else? Commissioner Placier?

MS. PLACIER: Were -- was any thought given to a left-turn lane at that short street, whose name we do not see, between the two major ones? As the only entrance off Richland would be that first left-turn lane, and then going all the way to Olivet, and this one would be sort of a half-way spot?

MR. SMITH: Right. And unfortunately, I can't speak to the specifics of how they came to that conclusion. I did have a conversation with our traffic engineer who did review the turn lanes, and we actually had that conversation. And he had made the comment that, you know, based on their findings, the -- it wouldn't warrant a left-turn lane for that middle one. I do know -- I think we'll have the applicant may have some more expertise in explaining how they got to that conclusion in the traffic study, but I can make note of that and just confirm that with our traffic engineer, though.

MS. GEUEA JONES: Any other questions for staff? Seeing none, we'll open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If you're speaking for a group, you have six minutes. If you are an individual, you have three. And please stage your name and address for the record, and as close to the mic as you can get. It's not like you haven't done this before.

MR. CROCKETT: Members of the Commission, Tim Crockett, Crockett Engineering, offices at 1000 West Nifong. With me tonight is Quinn Bellmer, who is the applicant for this project here tonight. A quick little review. As always, Mr. Smith did a very -- very thorough job in his staff report, but I'll cover a few items anyway. So, again, 166 acres of currently annexed and zoned property. Typically, we don't get pieces of property like this that are already annexed and already zoned, so before you tonight is just the preliminary plat. Annexation and zoning has already been decided in 2004. And again, we're not asking for any design adjustments with this preliminary plat. This is a little bit further out location map. You can see that this area has significant development in and around this location, so we're certainly not pushing outside of the limits. We've seen that before. CATSO, this project, when we started, it had some major roads going through the property, and we went -- we talked with CATSO. We actually flip-flopped Olivet and Cherry Creek. We kind of -- one was an arterial that was on the west side, and then Olivet that went up was proposed to be the major collector, but it was proposed to go over I-70 and tie back into Battle Avenue, which was the arterial. It didn't really seem like a whole lot of sense to us that we had a gap there of major arterial with a major collector. So we took that to CATSO. We said we need to flip these. They agreed with us, and so this is the plan that you have before us tonight. And we actually went through the CATSO process all the way through to have them revise the map accordingly. And so with that is, obviously, Richland Road. We're going to be granting 55 for the half right-of-way, we're going to grade the shoulders for the future construction. Olivet is a major arterial, 110 foot of full right-of-way. Typically, an arterial goes down the property line, and you can kind of see Olivet, as Mr. Smith indicated, it's on the east side of our property. So if you extend Olivet straight north, it goes straight through a lot of homes that are in the Sunrise Estate Subdivision. Obviously, that's not going to take place, hence the reason why my client is -- is being asked to dedicate all of the right-of-way, which is a 110-foot build portion of it, and then also do the realignment to the south. One thing that I think Mr. Smith didn't talk about, as well, is there's additional right-of-way being granted at that intersection for a future roundabout at some point in the future. So we've laid that out, we've showed what right-of-way would be needed, and we're going to dedicate that, as well. I call it Kinderlou Drive. There is some -- some issues with Joint Communications with regards to street names. Kinderlou, in this case, is the same as Cherry Creek. Cherry Creek, they approved it and then they came back at a later date and said it wasn't acceptable, so it will be Kinderlou, which is a major collector. And then, of course, the Richland Road and Grace Lane. Developments in this location and in this area are doing payment in lieu. We're -- we've agreed to that. I believe that's being generated based on the cost -- the projected cost of that roundabout, and then your percentage of trips that you're going to assign to that roundabout. And so it's a very fair and equitable way for all the

developers out there to be charged that portion, so my client has agreed to that, as well. Connectivity, again, it provides additional access, you know, to Sunrise Estates to the west. There are two locations there. To the north is the Highfield Acres, and that was -- that has been a point of concern, a point of discussion with us. The County is asking us to go offsite to build that connection. That has not been a connection for decades. There's a fence that's over the right-of-way. We have to redo some driveways, we have to redo some intersections. It's a rather intense connection. We don't really believe that we want to put the traffic up there onto the unimproved county road. The County agrees with that. They want us to make the connection and then gate it. Really, that's not at the purview of the City, but if the County is going to require it to be gated, they're going to gate it. So we're going to have discussions with -- with them on that. Regardless, you know, we will -- we will work with the City, work with the County to come up with what is needed. If we need to build it and leave it open, we will. If they want us to build it and gate it, we will, if we can just make the connection to the property line we build. So that's -- that's all play for the County and whatever they determine we need to do there. And, again, the Olivet Road to the north-south alignment is a -- is a -- somewhat of a large undertaking to make that -- that cross intersection on our southeast corner. And then, of course, as Mr. Smith indicated, Parks and Rec does have a trail master plan that runs through here. And so that will also provide for pedestrian conductivity in the future. We are inside the urban service area. Our sanitary sewer is served by a 12-inch sanitary sewer for the City of Columbia that runs right through the property. The City has sewer going through the -- through the site already. We don't have to go get that. And, of course, we're served by Water District 9 and Boone Electric. Stormwater, pretty standard stuff here. We're going to utilize the two ponds there for a lot of stormwater. We've looked at this originally about taking out the ponds, increasing density, but when we looked at those and went out there and walked them, and those ponds are some really nice ponds. They're going to provide some really nice benefit to this neighborhood and this development, so we're really excited about that. So, again, the property was annexed in 2004, zoned in 2004. We desire to develop it under that R-1 zoning, under the existing zoning. Columbia Imagine calls it as neighborhood, denotes it as a neighborhood designation, and it comes to you with staff support. So with that, I'm happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Are there any questions for this witness? Mr. -- Commissioner MacMann?

MR. MACMANN: Thank you. Just real quick. Thank you both for keeping those ponds. I think that was a wise decision.

MR. CROCKETT: Yeah. Yeah. Thank you.

MS. GEUEA JONES: Anyone else? Thank you very much.

MR. CROCKETT; Thank you.

MS. GEUEA JONES: Is there anyone else who wishes to speak on this case? Come forward, state your name and address, and get as close to that microphone as you feel comfortable.

MS. ROSA: My name is Sharon Rosa, and I live on Highfield. I live in the --

MS. GEUEA JONES: Yeah. If you pull it down towards you. Sorry.

MS. ROSA: My name is Sharon Rosa, and I live in Highfield Acres. And we don't really want the outlet to be on Easter Lane. It's a very narrow lane. It's a very difficult driveway to get into because there's a hill there. People are close to being hit there all the time as it is now. So it's -- it would have to be a lot -- lot of construction. So we'd like -- I know that Boone County is for that, but if you can sway them, it would be better. I was wanting to know on the north side, if I could see the north side of the plat with all the -- and where the --

MR. MACMANN: With the arrows, ma'am?

MS. ROSA: Yes. Okay.

MR. MACMANN: Is that what you mean?

MS. ROSA: And where the trail will be. Oh, okay. That's going to be on this north side over here, the north side -- northwest side? Is that where the --

MS. GEUEA JONES: It -- it will follow the creek.

MS. ROSA: It'll follow the creek. Okay. All right. I knew this was zoned for trees, saving the trees. So I didn't know -- I have a lot of trees back behind my property, and I don't know how much of that will be done away with, but I do know it's zoned for the trees, and I know all of us would like that because that's why we're there is because of the trees and the pristine atmosphere there.

MS. GEUEA JONES: They are not asking for an exception to the tree preservation rules in our current ordinances, and staff didn't remind us of those percentages, but they aren't asking for any of those exceptions, so they'll be preserving what we require.

MS. ROSA: Okay.

MS. GEUEA JONES: Sorry. Are you -- anything else, or –

MS. ROSA: And then there was -- I was checking -- well, I know this will be zoned for the City, but we wanted to be in the country there, and then Boone County. Will that change at any point, existing --

MS. GEUEA JONES: This is already in the City.

MR. ZENNER: So the zoning action --

MS. ROSA: No, I know. But for Highfield Acres?

MR. SMITH: No, there's --

MS. GEUEA JONES: Oh. Nothing will happen to you.

MS. ROSA: Okay. That's all I wanted to know.

MS. GEUEA JONES: Wait just one minute, please. Commissioner Carroll, did you have something?

MS. CARROLL: I did have a question. Thanks. Thanks for speaking for us tonight. I was wondering if you could -- is your property abutting this?

MS. ROSA: Yes.

MS. CARROLL: You were worried about the trees. I was wondering if you might be able to point

out the general location, if you're comfortable with that?

MS. ROSA: I'm the -- I'm the last house on South Field Drive that has -- it'll be abutting the -- it'll be north, north of that.

MS. GEUEA JONES: If you see -- oh, wait.

MS. ROSA: I'm right in there, right where you said.

MS. GEUEA JONES: Yes. So --

MR. ZENNER: So this lot right here, ma'am? You're –

MS. ROSA: Pardon me.

MR. ZENNER: So this is the extension. This is Easter Lane extension. This is South -- this is South Field Drive here?

MS. ROSA: Yes. Yes.

MR. ZENNER: And are you this lot right here?

MS. ROSA: Yes. Well, maybe it's a lot over. I'm not -- Mr. Voney owns -- I'm right here.

MR. ZENNER: You're down here on this end of the street, though?

MS. ROSA: Yes.

MR. SMITH: So, yeah. So you'll back up to property that will be placed into a common lot, so there actually won't be development on that. And I think that is where a majority or a high amount of the trees that would be preserved on the site will be located.

MS. ROSA: Okay. I think that's my concern. The people on that street want to have their -- their trees.

MS. GEUEA JONES: Commissioner Carroll, did you have anything else?

MS. CARROLL: No. I'm glad we were able to identify that. I hope that helps you.

MS. GEUEA JONES: One moment, please, ma'am. Commissioner MacMann?

MR. MACMANN: A suggestion. It would seem that your developer, and from what I can tell from the staff's response, agree with you that Easter probably shouldn't go through right now. And looking at my fellow Commissioners, I think they kind of think that, too.

MS. ROSA: Okay. It's just --

MR. MACMANN: We have no influence with the county.

MS. ROSA: I know, but maybe we do.

MR. MACMANN: Yeah. Well, their -- you're more direct, you know, they directly represent you. I appreciate their views, I guess.

MS. ROSA: Well, it's -- it's just a hill and then we turn in. And --

MR. MACMANN: It looks like it's problematic, expensive, and probably counterproductive at this juncture. I would suggest you continually push those -- who is the -- do we know who -- who is your County Commissioner?

MS. ROSA: I don't know his name.

MR. MACMANN: Justin or Janet.

MS. ROSA: Oh, yes. Justin.

MR. MACMANN: Justin. Okay. I suggest you take this up with Justin.

MS. ROSA: Okay. I will.

MR. MACMANN: And continue to express your views.

MS. GEUEA JONES: Anyone else? Thank you. Any other public, please come forward. Name and address and pull that microphone up so it's pointed right at you. Thank you.

MS. NAIL: Hello, everyone. I'm Shelly Nail, and I live at 151 North Sunglow Court. I am the most southwest property that abuts this property. So I may be eventually looking at a roundabout at Richland and Olivet. So I'm also concerned about the trees. We have a whole tree line there on the east side of this property, west side of Sunrise Estates, and they provide lots of privacy and habitat for wildlife. I listen to the crows and hawks every day in the fields here, so I'm going to miss them. But I was wondering how wide is the space between Olivet and the property line. I wasn't quite clear on what that is?

MR. SMITH: So the far eastern property line, as it stands right now, will become part of the Olivet right-of-way.

MS. NAIL: Okay.

MR. SMITH: So the then Olivet right-of-way would extend 110 feet west of that.

MS. NAIL: Yes. Okay.

MR. SMITH: And then that's when the residential subdivision portion would occur.

MS. NAIL: So between the -- the east side of Olivet Road and the property line?

MR. SMITH: Yes. So --

MS. NAIL: I don't know how wide the road is, I guess.

MR. SMITH: Right. So it's basically -- you know, it doesn't exist now.

MS. NAIL: Right.

MR. SMITH: So when they come to plat it, they're going to dedicate 110 feet along the east side of this property. So where their property line now is is going to move 110 feet west and that portion becomes public right-of-way.

MS. NAIL: Okay.

MR. SMITH: And that's where the street will be constructed.

MR. ZENNER: The street, at this point, is only being constructed in half its ultimate pavement surface. So if you recall -- if you recall the improvement for Rolling Hills on the west side of Old Hawthorne at the intersection with Route WW, that was a half right-of-way width initially, and then the remaining portion -- or it is a half right-of-way width as it exists today. There is still another half of that roadway to be built.

MS. NAIL: Oh, okay.

MR. ZENNER: So you're looking at -- and Mr. Crockett may be able to just mouth to me the size

of the pavement section initially with this. I'm not sure that it's --

MR. CROCKETT: Twenty-eight feet.

MR. ZENNER: -- 28 feet, so it's a standard residential street section that's being built, and then, conceivably, the additional 28 feet for two more lanes would be constructed to the -- to the east towards Sunrise Estates. But there is going to be a shoulder area between, basically, the back of the eastern set of lanes that would be built at a future date and the right-of-way or your property line -- your rear property line, the east-west property line of your home. That buffer area, due to our requirements in the City for street tree placement, there would be street trees planted in that, along with the sidewalk improvements or since there will be a pedway on the west side of the Olivet extension, there would be a standard sidewalk on the east side.

MS. NAIL: Okay.

MR. ZENNER: And then there would be vegetation, as well. So the vegetation would exist between the back of curb and sidewalk, roughly, three to five feet, and then there would be the standard five-foot sidewalk. Generally, shoulder size anywhere between, if I'm not incorrect, 13 to 15 feet of shoulder.

MS. NAIL: Okay.

MR. ZENNER: Back from the eastern edge of the curb line would be left. So you're still going to have a green strip there, and it'll have trees within it when it's constructed.

MS. NAIL: So are the trees that are there now going to be taken down?

MR. ZENNER: I would imagine, as a part of the grading, as we do typically, and we don't have the grading plans at this point, but, typically, when rights-of-way are graded, the grading -- the entire right-of-way would be graded accordingly. Now I'm not sure how they're proposing to do this, because really if we're only looking at 56 feet of pavement area, it's possible we may be able to only grade -- 56, 66, 76 feet of area within that 110 feet because we need utility easement space, as well, but that's an issue that we'll discuss at the time of grading. Typically, we do normally in our construction processes grade full rights-of-way, though, and that would mean that that line may be eliminated, but that's also a site-related issue that Mr. Crockett, hearing this concern, and us, we could coordinate with potentially our -- our engineering staff to find out if that's necessary.

MS. GEUEA JONES: I'm sorry. We broadcast, so if you can talk into the microphone, even though we can hear you in the room.

MS. NAIL: I'm sorry.

MS. GEUEA JONES: Since we're broadcasting --

MS. NAIL: Yes. Sorry about that.

MS. GEUEA JONES: I know it's awkward because you're talking to people you're not looking at, but we do want all of our dedicated listeners to be able to hear you.

MS. NAIL: Sorry about that. Yeah. I think it would be quite valuable. If it's possible to keep those

trees, it would make it attractive to potential residents, especially since it sounds like there is emphasis in keeping green space, too. Do we have an idea as far as what kind of price -- price point these houses will be going for or is that even in the plan at this point.

MR. SMITH: No. That's not something we typically address when we're laying out a subdivision.

MS. NAIL: Okay.

MR. SMITH: So, I mean, you could talk with the developer afterwards, and he might be able to give you some -- some specific details on that.

MS. NAIL: Okay. And then what about existing fencing?

MR. SMITH: Unfortunately, if the fencing is located, and a lot of times the way it happens is it does kind of, you know, migrate over lot lines. And so when they go to begin the development, they will have a survey crew out there, so they'll know exactly where the property lines are. I might defer to Mr. Crockett on what those conversations are like. I don't think they'll come out and just start tearing out fences. There will probably be some conversations with those property owners to see if there's some way to mitigate the -- the impacts there.

MS. NAIL: Okay.

MR. SMITH: But that's something that would probably happen. I don't think they've gotten to the point where they've got full-blown construction design plans for the site yet.

MS. NAIL: Okay.

MR. SMITH: But that would happen a little bit later down the line. There will be a final plat and construction plans at that time once this -- this plan, if it gets approve.

MS. NAIL: All right. Thank you.

MR. SMITH: You're welcome.

MS. GEUEA JONES: I would strongly suggest you get Mr. Crockett's information before you leave tonight.

MS. NAIL: Yes. Thank you. Appreciate it.

MS. GEUEA JONES: Any other public comments on this case? Seeing none.

PUBLIC HEARING CLOSE.

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Commissioner MacMann, yes?

MR. MACMANN: If none of my fellow Commissioners have any more questions or concerns, in the matter of Case 196-2022, approving the preliminary plat of Silver Lakes, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Commissioner Carroll, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Wilson, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell.

Motion carries 8-0.

MS. CARROLL: We have eight votes to approve. The motion carries.

MS. GEUEA JONES: Such recommendation will be forwarded to City Council. Thank you very much. That ends our cases for this tonight.

VI. PUBLIC COMMENTS

MS. GEUEA JONES: Are there any general public comments for tonight's meeting? Seeing none.

VII. STAFF COMMENTS

MS. GEUEA JONES: Staff, do you have comments for us?

MR. ZENNER: When would a meeting be complete without them?

MS. GEUEA JONES: I would be devastated.

MR. ZENNER: I know, and so would our listening audience and viewing. September 8th is your next scheduled meeting. It's hard to believe we are through the summer season and back to school already. We will have a number of cases on the September 8th regular meeting. However, before we get there, we will be discussing in our next work session the all and ever important short-term rental regulations, and our progress up to this point on that, and we will be endeavoring to make headway. Following that just enlightening conversation that we will have, we will have an engaging regular meeting, a total of six items, three of which are standard subdivision requests, a combination of some preliminary plats and our center project there on 3501 Hinkson Creek and 4501 Paris Road. That is a final plat of unplatted property, and that is why it is coming to you. It is a minor subdivision. This is the same parcel of property that was previously the subject of a rezoning and a platting request. At this point, the applicants are only seeking to plat the property, but have it retain its current agricultural zoning designation. The other two are generally standard subdivision requests. Mill Creek Estates is a -- is a two-lot preliminary plat off of Mills Drive, and then the 3301 Oakland Gravel Road preliminary plat is actually a -- an infill subdivision plat, and when we show you the aerial photography of these locations, you'll be able to identify that Oakland Gravel property. Under our public hearings and subdivisions, the title that we often use when we have got subdivision-related matters that also include public hearing requirements. 107 East Ridgley is a design adjustment for sidewalk waiver, and a final plat. That is currently an unplatted parcel within the development that's immediately across from the athletics facility for MU. And then the last two cases, 246 and 245, in that order, are joined projects. The first is the permanent zoning of a parcel that is currently zoned county A-1, proposed to be City R-1 north of the existing Bristol Ridge Subdivision. This is basically the second half of that development, and then a corresponding preliminary plat for that same area. This is a pretty typical process that we now are starting to see utilized where applicants are presenting permanent zoning along with the proposed platting -- preliminary platting in order to help paint the picture of how that land would be ultimately utilized. Locationwise, your Mill Estates property there off of Mills Drive, this is a landlocked parcel of property to the rear of some other lots that are already existing

with access to Mills Drive. You'll see the Hinkson Creek and Paris Road property. That shape should be familiar in that general location just to the east-northeast of the interchange of Paris Road and U.S. 63. And then our property off of Oakland Gravel Road as an infill tract of land that will actually have a loop street connecting back out to Oakland Gravel and connecting to the existing City street that runs north-south. And then our last three items under the public hearings and subdivisions, the Ridgley Road request that has the sidewalk design adjustment with it, and then the two projects for Bristol Ridge permanent zoning and the preliminary plat on it. Those are your six items for the upcoming agenda. And we appreciate your participation this evening with our sidewalk master plan, and we will be also preparing to have that one brought back for public hearing once our Bicycle and Pedestrian Commission has had an opportunity to give consideration to the commentary that the Commission offered this evening. With that, we are complete for tonight.

VIII. COMMISSIONER COMMENTS

MS. GEUEA JONES: Any comments from my fellow Commissioners?

IX. ADJOURNMENT

MS. GEUEA JONES: Mr. Stanton?

MR. STANTON: I move to adjourn.

MR. MACMANN: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commission MacMann. We are adjourned. Thank you all for your patience.

(The meeting was adjourned at 7:45 p.m.)

(Off the record.)