

BOONE COUNTY PLANNING & ZONING COMMISSION
BOONE COUNTY GOVERNMENT CENTER, COMMISSION CHAMBERS
801 E. WALNUT, COLUMBIA, MISSOURI
(573) 886-4330

Minutes

7:00 P.M.

Thursday, November 16, 2017

I. Vice Chairperson Prevo called the meeting to order at 7:00 p.m., with a quorum present.

II. Roll Call:

a. Members Present:

Paul Prevo, Vice-Chairperson	Rocky Fork Township
Carl Freiling	Cedar Township
Gregory Martin	Katy Township
Michael Poehlman	Rock Bridge Township
Loyd Wilson	Columbia Township
Bill Lloyd	Three Creeks Township
Rhonda Proctor	Perche Township
Jeff McCann	County Engineer

b. Members Absent:

Boyd Harris, Chairperson	Centralia Township
Eric Kurzejeski, Secretary	Missouri Township
Vacant Seat	Bourbon Township

c. Staff Present:

Stan Shawver, Director	Thad Yonke, Senior Planner
Bill Florea, Senior Planner	Uriah Mach, Planner
Paula Evans, Staff	

III. Approval of Minutes:

Minutes from the October 19, 2017 meeting were approved by acclamation.

IV. Chairperson Statement

Vice Chairperson Prevo read the following procedural statement:

The Boone County Planning and Zoning Commission is an advisory commission to the County Commission. The commission is made up of individuals representing each township of the county and the county engineer.

The Planning and Zoning Commission makes recommendations to the County Commission on matters dealing with land use. Tonight's agenda includes three rezoning requests, a final development plan and three subdivision plats.

In general, the Planning and Zoning Commission tries to follow Robert's Rules of Order, however, it is authorized by the Missouri state statutes to follow its own by-laws. The by-laws provide that all members of the commission, including the chairperson, enjoy full privileges of the floor. The chairperson may debate, vote upon or even make any motion.

The following procedure will be followed:

The agenda item will be announced, followed by a report from the planning department staff. At that time, the applicant or the applicant's representative may make a presentation to the commission. The commission may request additional information at that time, or later following the public hearing. After the applicant's presentation, the floor will be opened for a public hearing to allow anyone wishing to speak in support of the request. We ask that any presentation made to the commission be to the point.

Next, the floor will be given over to those who may be opposed to the request. Direct all comments or questions to the commission and please restrict your comments to the matter under discussion. Please be considerate of everyone here. We ask that you please not be repetitious with your remarks. We also recognize that some issues can be quite emotional. In that regard we ask that you refrain from applause, cheers, or other signs of support or displeasure. Please afford those with a different point of view than yours the same respect and consideration you would like yourself.

There may be individuals that neither support nor oppose a particular request. Those individuals are welcome to address the commission at any time during the public hearing portion of the request.

Please give your name and mailing address when you address the commission. Please sign the sheet on the table after you testify. Also, we ask that you turn off your cell phones.

Any materials that are presented to the commission, such as photographs, written statements or other materials will become a part of the record for these proceedings. If you would like to recover original material, please see the staff during regular business hours after they have had an opportunity to make a copy of your submission.

After those opposed to the request have had a chance to speak, the applicant will have an opportunity to respond to the concerns of those opposed to the request. Next the staff will be given an opportunity for any additional comments, as appropriate. The public hearing will then be closed and no further comments will be permitted from the audience or the applicant unless requested by the commission. The commission will then discuss the matter and may ask questions of anyone present during the discussion. Finally, a motion will be made to either recommend the approval or denial of the request to the county commission. Please note that the Boone County Zoning Regulations and Subdivision Regulations are considered to be a part of the record of these proceedings.

All recommendations for approval are forwarded to the county Commission. They will conduct another public hearing on Tuesday, November 28th. Interested parties will again have the opportunity to comment on the requests at that time. The County Commission generally follows the recommendations of the Planning and Zoning Commission; however, they are not obligated to uphold any recommendation. Requests that are denied will not proceed to the County Commission unless the applicant files an appeal form within 3 working days. Please contact the planning office to see if a request that has been denied has filed an appeal, as there will be no further public notification due to the short time between the hearing tonight and the County Commission hearing. The County Commission hearing scheduled for Tuesday, November 28th will begin at 7:00 p.m. and will convene in this same room.

V. Conditional Use Permits

None

VI. Rezoning

1. Request by Phoenix Property Development LC to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a Review Plan on 36.21 acres, more or less, located at 7851 E New Haven Rd., Columbia.

Planner Uriah Mach gave the following staff report:

The subject property is located north of the intersection New Haven Road and Ben Williams Road, approximately 1 ½ miles to the east of the City of Columbia. The property is 36.28 acres in size. It has an existing house, garage and an outbuilding present on the property. The property is zoned A-1(Agriculture) and is surrounded by A-1 zoning.

The applicant is seeking a rezoning to A-1P (Planned Agriculture) in order to create two lots smaller than the 10 acre minimum lot size of the A-1 (Agriculture) zoning district (5 acres and 5.09 acres) and one larger holding lot (26.19 acres). The A-1 zoning allows for a minimum 10 acre lot. The proposed A-1P plan allows for 1 lot per 10 acres, but without a minimum lot size. Existing zoning allows for 3 lots of 10+ acres each. The proposed plan allows for three lots on 30+ acres with a size set by the plan document.

The Boone County Master Plan identifies this area as being suitable for agriculture and rural residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Public Water Service District #9, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access on to New Haven Road, a publicly-dedicated, publicly-maintained right-of-way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station at El Chaparral being closest for service.

Zoning Analysis: This proposal is a reasonable use of the planned rezoning process. Existing infrastructure can support the proposed development and the planned district allows for smaller lots as long as the 1 lot per 10 acres density is not exceeded.

The property scored 36 points on the rating system.

Staff recommends approval of the rezoning request and the review plan.

Present representing the request:

Kevin Schweikert, Brush & Associates, 506 Nichols St, Columbia

Kevin Schweikert: The staff report explains the request, I am here to answer questions. The applicant has three lots he wants to create, two are smaller than ten acres, he can do three houses on this tract under the A-1 zoning that currently exists but he wants to do two houses on two smaller lots and keeping the same

density. The surrounding property is zoned A-1 but to the west are 5 acre lots in A-1 zoning which were created prior to 1973.

Open to public hearing.

No one spoke in favor of the request.

Present speaking in opposition:

John Montgomery, 5787 Waterfront Dr South, Columbia

John Montgomery: There appears to be enough space to have three homes on the property and stay at 10 acre lot sizes. I bought 38 acres east of there and built a nice barn and I plan to build a house in the future. I think once we start dividing up property out there it is going to keep getting smaller and smaller. I am opposed to five acre lots, I would rather see those houses go on ten acre lots.

Commissioner Poehlman: What is it that concerns you the most? Have you looked at the plan?

John Montgomery: I haven't seen the plan, it was never given to me.

Kevin Schweikert showed Mr. Montgomery the plan and explained what the applicants were requesting.

John Montgomery: Is this for two new houses?

Kevin Schweikert: There is one existing house there and they will put a house on the east side on the smaller lot and there will be another house on the big tract.

John Montgomery: I think once we start parceling out these larger pieces it is going to be much more populated and I am interested in a more rural area.

Commissioner Freiling: In this case there is a 30 acre tract that is eligible for three homes. It is still going to be eligible for three homes, no more. The applicants have shifted, by planned development, to have two smaller lots and one bigger lot, the density will not change; they can still only have three homes and that is forever, they can't come back for the 20 acres and ask to split it up because they have used the three home rights that are eligible for this property. They have just shifted acreage.

Commissioner Poehlman: They have shown what they are able to do on the plan and there can't be any deviation from that.

John Montgomery: So if they ever want to develop the 20 acres in the back, they can't.

Thad Yonke: If the applicants wish to rezone the property they will have to come back with all three tracts, they can't just bring one tract for rezoning.

Commissioner Freiling: Shifting lot sizes is one issue, rezoning an entirely different thing. The standard to approve a rezoning in a situation like this has to meet a much higher standard than just changing lot sizes.

Mr. Montgomery thanked the Commission for the explanation.

Closed to public hearing.

Commissioner Freiling made and Commissioner Wilson seconded a motion to **approve the request by Phoenix Property Development LC to rezone from A-1 (Agriculture) to A-1P (Planned Agriculture) and approve a Review Plan on 36.21 acres, more or less, located at 7851 E New Haven Rd., Columbia:**

Paul Prevo – Yes	Carl Freiling – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Loyd Wilson – Yes	Bill Lloyd - Yes
Jeff McCann – Yes	Rhonda Proctor – Yes

Motion to approve the request passes unanimously.

Vice Chairperson Prevo informed the applicant that this request would be heard by the County Commission on Tuesday, November 28, 2017 and the applicants will need to be present.

2. Request by Danny Hill and Greg Logsdon to revise a previously approved Review Plan for Lot 4, Concorde South Plat 2 of Concorde South Phase 3 on 1.81 acres located at 4801 E Meyer Industrial Dr., Columbia.

Planner, Uriah Mach gave the following staff report:

The subject property is 1.82 acres in size and located approximately 1/4 mile south of Columbia, on Meyer Industrial Drive. The property is zoned M-GP (Planned General Industrial). There is M-LP (Planned Light Industrial) & M-L zoning to the north, with M-GP zoning to the east, south and west. The M-LP was rezoned in 2012. The M-GP was also rezoned in 2012. The M-L is original 1973 zoning. The property is currently vacant.

The property is located inside the Columbia school district and the Boone County Fire Protection District. The Master Plan describes this area as being suitable for residential land use. Staff notified 36 property owners about this request.

The applicants are requesting a revision to the currently vacant M-GP plan for the property to construct a sports training/recreation facility. This facility will allow for indoor baseball & softball training and conditioning.

The Boone County Master Plan identifies this area as being suitable for residential land uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Consolidated Public Water Service District #1, the Boone County Regional Sewer District, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access on to Meyer Industrial Drive, a publicly-dedicated, publicly-maintained Right of Way.

Public Safety: The property is located in the Boone County Fire Protection District, with the station on Tom Bass Road being closest for service.

Zoning Analysis: This revision of the previously vacant approved plan is appropriate. The allowed use list has not been significantly altered from the original approval in 2012. The proposal meets the requirements of a revised review plan and the desired use is reasonable when considering the overall character of the area.

The property scored 83 points on the rating system.

Staff recommends approval of the revised review plan.

Present representing the request:

Cody Darr, A Civil Group, 3401 Broadway Business Park, Columbia

Cody Darr: This is a commercial building for baseball and softball training.

Commissioner Prevo: There are a lot of parking spaces indicated on the plan.

Cody Darr: Originally we had shown significantly less parking spaces to match up with what the owners programming predicted as what he think would be the maximum amount. If you look at Boone County regulations for parking they don't have anything directly associated with the baseball training so you have to use a more generic one for every 300 and plus since it is recreational use there is a surcharge of 10 on top of the one per 300 square foot of building. In the case that there is an event that would have spectators is what was envisioned in the code. There are more parkings than we would have put in ourselves but in order to meet the regulations we went ahead and added all the spaces that the straight zoning would have required.

Commissioner Prevo: The applicants did a good job of laying out the parking spaces considering the tract size.

Cody Darr: There are two major pipelines that go through there, we were trying to avoid them but given the amount of spaces we had to put our parking lot over the pipelines.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Wilson made and Commissioner Prevo seconded a motion to **approve** the request by Danny Hill and Greg Logsdon to revise a previously approved Review Plan for Lot 4, Concorde South Plat 2 of Concorde South Phase 3 on 1.81 acres located at 4801 E Meyer Industrial Dr., Columbia:

Paul Prevo – Yes
Greg Martin – Yes
Loyd Wilson – Yes
Jeff McCann – Yes

Carl Freiling – Yes
Michael Poehlman – Yes
Bill Lloyd - Yes
Rhonda Proctor – Yes

Motion to approve the request passes unanimously.

Vice Chairperson Prevo informed the applicant that this request would be heard by the County Commission on Tuesday, November 28, 2017 and the applicants will need to be present.

3. Request by T-Vine Enterprises, Inc. to rezone from A-2 (Agriculture) to R-D (Two-Family Residential) on 0.85 acres and from A-2 (Agriculture) to R-S (Single-Family Residential) on 0.12 acres located at 8145 N Browns Station Rd., Columbia.

Planner, Bill Florea gave the following staff report:

The subject property is a portion of an approved Review Plan and Preliminary Plat. It is located north of Columbia on State Highways B and HH. A Review Plan and Preliminary Plat were first approved for this project in February 2001. Four final plats have been approved. One final development plan has been approved that established CG-P zoning for two lots at the intersection of Settlers Ridge Drive and Route HH. The Preliminary Plat and Review Plan were re-approved in 2007, 2011 and 2017

The current proposal is a portion of the current approved Review Plan and Preliminary Plat and is designated as C-GP on the plan. The current zoning is A-2. The request is to rezone 0.12 acres to R-S and 0.85 acres to R-D. The purpose of the request is to accommodate the realignment of Brookhill Drive as a through street and to plat three lots that can be used for construction of either single family or two-family dwellings. The remaining three-acre portion of the tract will retain its A-2 zoning and is designated on the proposed preliminary plat as a Common Lot for Stormwater Detention Pond.

The Master Plan designates this property as suitable for agriculture and rural residential land use. The Master Plan identifies a "sufficiency of resources" test for determining whether there are sufficient resources available for the needs of the proposal. The sufficiency of resources test provides a "gate-keeping" function. Failure to pass the test should result in denial of a request. Success in passing the test should allow the request to be considered and evaluated based on accepted planning principles.

The resources typically used for this analysis can generally be broken down into three categories, Utilities, Transportation, and Public Safety Services.

Utilities: Public Water Supply District 4 provides water service. The subdivision will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. A revised annexation agreement was executed on November 25, 2011. The agreement dictates conditions under which sewer service will be provided to the property.

Boone Electric will provide power.

Transportation: A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that construction of the improvements would occur concurrently with the phase of the development that created the impact that was being mitigated. Compliance with the phasing plan will be addressed at the time of platting.

Public Safety Services: The property is approximately 1.5 miles from the Boone County Fire station on Route HH. The water lines in the development will provide the necessary fire flows.

Zoning Analysis: This request constitutes a minor revision to the overall development of Settlers Ridge that very little measurable impact.
Staff notified 117 property owners about this request. The property scored 71 points on the rating system.

Staff recommends approval of this request.

Present representing the request:

Ron Shy, Allstate Consultants, 3312 Lemone Industrial Blvd, Columbia

Ron Shy: This proposal is a change in zoning request because when we started this project there was no Stormwater ordinance. There was a large tract toward the northeast part that was C-G that we are using for detention, we would like to change the zoning to R-D. The R-S zoning is to clean up the area next to it so we added some additional area to the R-S zone.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Martin made and Commissioner Poehlman seconded a motion to **approve the request by T-Vine Enterprises, Inc. to rezone from A-2 (Agriculture) to R-D (Two-Family Residential) on 0.85 acres and from A-2 (Agriculture) to R-S (Single-Family Residential) on 0.12 acres located at 8145 N Browns Station Rd., Columbia:**

Paul Prevo – Yes	Carl Freiling – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Loyd Wilson – Yes	Bill Lloyd - Yes
Jeff McCann – Yes	Rhonda Proctor – Yes

Motion to approve the request passes unanimously.

Vice Chairperson Prevo informed the applicant that this request would be heard by the County Commission on Tuesday, November 28, 2017 and the applicants will need to be present.

VII. Planned Developments

1. Request by John G. Grone Family LLC to approve a final development plan for Glenn Acres Farm on 12.76 acres located at 1801 N Rte Z, Columbia.

Planner Uriah Mach gave the following staff report:

The subject property is 36.12 acres located approximately 1/2 mile east of Columbia on State Route Z. The property is zoned A-1 (Agriculture). There is A-1 zoning to the north and south, with A-2 (Agriculture) zoning to the west and M-L (Light Industrial) zoning to the east across State Route Z. The M-L was rezoned from A-1 in 2009. The A-1 & A-2 are original 1973 zonings. There is an existing house with several barns scattered around the property. The property received a conditional use permit to operate an equine boarding and training facility for more than six animals on a 10-acre tract on the August 29,

2017 agenda of the Boone County Commission. This property was rezoned to REC-P and had a review plan approved by the County Commission on 3 October 2017.

The property is located inside the Columbia school district and the Boone County Fire Protection District. The Master Plan describes this area as being suitable for residential land use. Staff notified 20 property owners about this request.

The applicants are requesting approval of the REC-P (Planned Recreation) final plan for approximately 16 acres of the 36 acres of the subject property. They are requesting the following uses in this rezoning: Agricultural Activity, Club and Lodge with incidental facilities, Fishing or Fly-casting Pond, Guest Ranch with incidental facilities (including stable, corral, swimming pool), Swimming Pool, and Reception Facility.

The Boone County Master Plan identifies this area as being suitable for residential land uses. The North-East Area Plan identifies this area as being suitable for mixed small industrial and commercial transition uses. The Boone County Master Plan designates a sufficiency of resources test for the evaluation of zoning changes where each proposal is evaluated to see if sufficient utility, transportation, and public safety infrastructure is in place to support the change in zoning. The sufficiency of resources test provides a “gatekeeping” function. Failure to pass the test should result in denial of a request. Success in passing the test should result in further analysis.

Utilities: The subject property is located in Public Water Service District #9, the Boone Electric Cooperative service area, and the Boone County Fire Protection District.

Transportation: The property has direct access on to State Route Z, a publicly-dedicated, publicly-maintained right of way. A second access for this property is part of the proposal.

Public Safety: The property is located in the Boone County Fire Protection District, with the station at Lake of the Woods being closest for service.

Zoning Analysis: This proposal is an expansion of the existing uses of the property. The utility needs of this proposal can be met by this property as described in the plan. By seeking the REC-P rezoning, the applicants are entering a more commercial aspect of their activities. The North-East Area Plan has a goal of developing integrated, appropriate commercial centers that contribute to the quality of life within the plan area. This proposal would serve one of the plan’s objectives by providing a buffer between more intense land uses, such as the industrial property directly opposite the site across Route Z, and residential neighborhoods to the north and west. One of the strategies identified for developing integrated appropriate commercial centers is supporting limited commercial development between the existing St. Charles Road and the Clark Lane extensions. Approval of this plan would qualify as supporting limited commercial development in this area.

Based on this information and the guidance of the North-East Area Plan, staff recommends approval of this request.

Present representing the request:

Darren Patterson, 1801 N Route Z, Columbia

Darren Patterson: I can answer any questions the Commission might have.

Open to public hearing.

No one spoke in favor or opposition to the request.

Closed to public hearing.

Commissioner Proctor made and Commissioner Lloyd seconded a motion to **approve** the request by John G. Grone Family LLC to approve a final development plan for Glenn Acres Farm on 12.76 acres located at 1801 N Rte Z, Columbia:

Paul Prevo – Yes	Carl Freiling – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Loyd Wilson – Yes	Bill Lloyd - Yes
Jeff McCann – Yes	Rhonda Proctor – Yes

Motion to approve the request passes unanimously.

Vice Chairperson Prevo informed the applicant that this request would be heard by the County Commission on Tuesday, November 28, 2017 and the applicants will need to be present.

VIII. Plats

The following items were placed on consent agenda:

1. Stanley Poe Plat 1. S22-T47N-R13W. A-2. David Poe Estate, owner. Curtis E. Basinger, surveyor.

The following staff report was entered in to the record:

The subject property is located off a private access easement which in turn comes off Stanley Poe Rd, approximately one-mile northwest of the intersection of Stanley Poe Rd and State Route N. The property is 22.25 acres in size and currently has a home and a shop located on it. This plat divides the subject property into a 5.83-acre lot, with the remaining 16.42 acres to be divided and absorbed into two of the adjoining tracts. The provisions for these tract combinations will need to be submitted prior to this plat going to County Commission for receiving and acceptance. The property is zoned A-2(Agriculture) as is all the surrounding property. This is all original 1973 zoning.

The proposed lot will use a private access easement that is an extension of the existing easement used to access the overall 22.25-acres currently. The applicant has submitted a request to waive the traffic study requirement and staff concurs with this request.

The subject property is located in Consolidated Public Water Service District #1, Boone Electric Cooperative, and the Boone County Fire Protection District. Fire hydrants will not be required.

The existing residence on the property is served by an existing on-site wastewater system and no central systems are located close by the overall property. The applicant has submitted a cost-benefit analysis waiver request and staff concurs with this request.

The existing easement that serves the 22.25-acre existing tract appears to serve five properties while the platting requirements limit minor plat access to four total properties the total number of properties after the

platting will not increase and one of the properties served appears to have direct public road frontage on Route N and therefore doesn't really need the easement.

The property scored 25 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers with the following condition:

The plat will not go to County Commission until all the proper survey work and documentation is ready to allow the remaining portion of the 22.25-acre property to be properly handled under the subdivision regulations to the satisfaction of the director of Resource Management.

2. Hidden Creek Estates. S21-T46N-R12W. A-2. Mark and Teresa Paul, owners. Steven R. Proctor, surveyor.

The following staff report was entered in to the record:

The subject property is located off of the western end of Dee Woods Road, approximately 1 & ½ miles to the southwest of the City of Ashland. The parent parcel is approximately 27 acres in size and zoned A-2 (Agriculture). The property is surrounded by A-2 zoning. The A-2 zoning is original 1973 zoning.

This proposal divides a 6.64-acre lot from the parent parcel. The proposed lot contains the lagoon for the tract directly south and that lagoon is covered by an existing lagoon easement for use and compliance with Columbia/Boone County health department regulations. The remainder 20.01 acres stands outside the current Boone County Subdivision Regulations.

The new lot has access to an existing Roadway and Utility easement recorded in Book 968, Page 113. That easement will be at maximum capacity with the addition of this lot. The applicant has requested a waiver to the traffic study requirement.

This property is located in Consolidated Public Water Service District #1, the Boone Electric Cooperative service area, and the Southern Boone County Fire Protection District.

Any new development on this lot will use an on-site wastewater system for wastewater treatment. The applicant has submitted a request to waive the wastewater cost-benefit analysis.

The property scored 34 points on the rating system.

Staff recommends approval of the plat and granting the requested waivers.

3. Settlers Ridge Plat 4 preliminary plat. S9-T49N-R12W. Proposed R-S and R-D. T-Vine Enterprises, Inc., owner. James R. Jeffries, surveyor.

The following staff report was entered in to the record:

The subject property is a portion of an approved Review Plan and Preliminary Plat. It is located north of Columbia on State Highways B and HH. A Review Plan and Preliminary Plat were first approved for this project in February 2001. Four final plats have been approved however one of the Final Plats was a reworking of a previous Final Plat. One final development plan has been approved that established CG-P zoning for two lots at the intersection of Settlers Ridge Drive and Route HH. The Preliminary Plat and Review Plan were re-approved in January 2007 but expired in January 2012. The applicants submitted

revisions in 2011. Part of the 2011 submission was a request to have a five-year approval for both the Review Plan and Preliminary Plat. The approval for five years was granted but expired in 2016. In February 2017, the applicant submitted a new Review Plan and Preliminary Plat for re-approval with some minor reconfiguration of the zoning district boundaries. That Review Plan and Preliminary Plat was approved.

The current proposal is a portion of the current approved preliminary plat. Within this portion the number of R-S zoned lots is reduced from 26 to 25 and three R-D zoned lots are added to the area shown as C-GP on the approved Review Plan. The area containing the three R-D lots is the subject of the rezoning request heard previously on this evenings agenda. In addition, Brookhill Drive, which was previously approved as a cul-de-sac, will be a through street connecting to N. Browns Station Road.

A traffic impact analysis was completed in 2000, which identified several offsite road improvements. Those improvements were linked to a development phasing plan so that construction of the improvements would occur concurrently with the phase of the development that created the impact that was being mitigated. An eight-foot wide paved shoulder on the west side of Browns Station Road will be built by the developer, with this plat, in accordance with the approved phasing plan for offsite improvements.

The subdivision will receive sewer service from the City of Columbia via a sewer main that was constructed for this project. A revised annexation agreement was executed on November 25, 2011. The agreement dictates conditions under which sewer service will be provided to the property.

Public Water Supply District Number 4 provides water service to the property.

The property scored 71 points on the point rating system.

Staff recommends approval of this request.

Commissioner Prevo made and Commissioner Martin seconded a motion to approve as recommended items on the consent agenda:

Paul Prevo – Yes	Carl Freiling – Yes
Greg Martin – Yes	Michael Poehlman – Yes
Loyd Wilson – Yes	Bill Lloyd - Yes
Jeff McCann – Yes	Rhonda Proctor – Yes

Motion to approve the items on consent agenda passes unanimously.

IX. Old Business

1. Update on Commission action.

Director, Stan Shawver updated the Commission on the actions taken by the County Commission as follows:

The conditional use permits by Coats and RiMor were approved as recommended. The rezoning request by Gilbane was appealed to the County Commission and the applicant asked that the request be tabled until the January 2, 2018 agenda.

2. Update on Subdivision Regulation comments.

Staff has a few more comments to address. They will take the outstanding issues and bring them back to the Commission with options to resolve the issues. Staff proposes that the Commission postpone special work sessions until after January 1, 2018.

X. New Business

None.

XI. Adjourn

Being no further business the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Acting-Secretary
Stan Shawver

Minutes approved on this 21st day of December, 2017