



**Regular Meeting of the Planning Commission  
The Chambers at City Center  
8534 Main Street – Woodstock, Georgia**

**MINUTES**

**Thursday August 2, 2012 7:00 PM**

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**ITEM 1: PLEDGE OF ALLEGIENCE**

**ITEM 2: CALL TO ORDER**

**PRESENT: Planning Commission Members - John Szczesniak; Joe Linden; Judy Davila; James Drinkard (Chair); Lee Zell; Jeff Wood and Scott Gordon. Staff - Richard McLeod, Community Development Director; Brian Stockton, City Planner and Rhonda Pezzello, City Clerk.**

**ITEM 3: APPROVAL OF MINUTES**

**A. Approval of July 10, 2012 Regular Meeting Minutes**

**Motion to approve by Jeff Wood, second by Judy Davila. All in favor except Joe Linden who abstained. Motion carried 6-1-0.**

**ITEM 4: PUBLIC HEARINGS**

**A. PUBLIC HEARING** -The City of Woodstock has received a Conditional Use Application (Case CUP#009-12) from Walton Communities of Marietta, GA. The property is located at 450 Chambers Street in Woodstock, GA. The property is identified as tax map and parcel number 92N05A 126A of ±0.65 acres. The property is zoned DT-CBD (Downtown Central Business District) and the request is to allow a Conditional Use Permit for an Office Use in accordance with LDO Sec 7.503.

Summary: The Applicant, Walton Communities, is currently developing a multistory project on the east side of Main Street. They are requesting a temporary office use at 450 Chambers Street until such time that development at the apartment community location will accommodate a sales office.

Background: This property, 450 Chambers Street is a currently vacant commercial suite in “Building B” of Woodstock Downtown. LDO Sec 7.506 provides for the application of a Conditional Use Permit as follows;

6. P\*6 - Uses Permitted by Right by this designation are required to be located on a floor of a building which is not directly adjacent to a publicly accessible street (i.e.: these uses may be allowed on upper floors of a building or in the basement of a building which fronts onto an alleyway). In the DT-CBD category, this restriction is limited to those buildings which front directly on Main Street between Noonday/Fowler Street and Kyle Street, East Main Street, Chambers Street, Arnold Mill Road and Fowler Street. Uses marked by this designation shall be available on a floor of a building directly adjacent to a publicly accessible street through the issuance of a Conditional Use Permit.

Melissa Whirlledge, Director of Marketing for Walton Communities was present. She

stated that typically they do pre-leasing on-site from a trailer, but they feel this would be a better opportunity to be out in the community.

**PUBLIC HEARING OPEN/CLOSED with no one signed up to speak.**

**Motion to approve recommendation of approval to the Mayor and Council of CUP #009-2012 with the condition that it will be granted for nine-months from the date of Council approval by Judy Davila and seconded by Lee Zell. All in favor. Motion carried 7-0.**

Discussion:

Jeff Wood commended staff for being innovative and putting a time limit on it.

Scott Gordon stated this is a better mix with office use along that retail corridor. He is so in favor of doing this - time limit or not.

- B. PUBLIC HEARING** – The City of Woodstock Georgia is proposing action which may result in a zoning decision. The proposal is for modifications to the Land Development Ordinance to accommodate the creation of Chapter 18 Form Based Code a.k.a. SmartCode.

Brian Stockton explained that Item B is adding the SmartCode to the Land Development Ordinance as an option for developers - (Ch. 18) and Item C on tonight's agenda is the actual rezoning of certain areas of Ridgewalk in the Technology Park Overlay and adoption of the map with revisions.

Susan Henderson of Placemakers was available via the web for questions from Planning Commission members.

Richard McLeod began by saying the Planning Commission actually approved a plan for the Ridgewalk area about two years ago that never went before Council for various reasons. Council opted instead at the 2011 Retreat to develop a new zoning code for this Ridgewalk area and directed staff to engage a consultant (Placemakers) to assist with this. A charrette was held in November 2011 in which Planning Commission was heavily involved as well as about 100 citizens. Out of that a draft conceptual illustration was drawn which shows what "could" happen not what "will" necessarily happen. The plan is comprised of a percentage makeup of different uses (retail, office, housing, etc). The categories address the intensity rather than the density or the specific use itself although we do have uses still listed.

Richard explained that some last minute changes were made this afternoon (relatively minor) and was uploaded to the agenda. The changes were based on a conference call meeting with Susan Stewart, Susan Henderson and staff. The original draft was 110 pages and is now about 84 pages. Pulled majority of sign codes and the Downtown Form Based Code out of the original draft (had originally tried to merge these into the SmartCode but couldn't.) The LDO is over 1000 pages and we can't completely eliminate all those pages for legal reasons (procedures and processes.) This code will reference other sections in the LDO.

This code will make changes to Ch. III (how you subdivide land). This code will cover land use, development standards, road design, signage landscaping, etc. The way this code is laid out is very user friendly. This is a paradigm shift however and will take

some time to get used to.

The City of Milton and City of Roswell have adopted form based codes for portions of their City. City of Mableton adopted a SmartCode several years ago. Decatur also just began the process. City of Douglasville came to visit City staff because they are thinking of changing as well. We currently have a form based code in our Downtown area. Form based codes gaining traction, may be more of the rule rather than the exception in the future.

There was a consensus to begin with functional type questions and not go line by line.

John Szczesniak: This is a paradigm shift, so if I'm a developer and what to build something how do I use this? Will there be a beginner's guide on how to use it?

Susan Henderson: Post adoption there will be two presentations customized for Woodstock that will be given to staff and developers on how to design a new community under the form based code and how to prepare and produce the application under the form based code. Once you understand that trajectory and concept it's very simple. If you are just doing a parcel, everything you need is on the three tables. A whole new community like Ridgewalk is more difficult.

Scott Gordon: Has heard a landowner say that everyone else gets to decide what I do with my property. But thinks he heard that developers have the option to use this. Is this is law of the land?

Brian Stockton: We are adding the SmartCode to the LDO so developers can zone into this and take advantage of it. But if this is approved as a zoning (as is being requested in Item C for portions of Ridgewalk) it will be mandatory for those areas zoned as this. But it won't preclude someone on Hwy 92 from requesting this zoning.

Jeff Wood: If we are doing some sort of infill – can we force someone to do the form based code?

Brian Stockton: Yes if it's zoned that way but they can request a specific zoning – they have to comply with whatever they are granted.

John Szczesniak: Concerning waivers - there are three different options - first is 18-105 (2 was added – the administrative waiver); (3 and 4 were existing).

Susan Henderson: The administrative waiver allows staff to say this is in compliance with intent of code, comp plan and RW Village public process or wherever else it is utilized without bringing it before the board.

John Szczesniak: Not sure how he feels about this. With the current staff he is comfortable, but with this being our new code - as a body we're preventing things from being slipped under the rug – if someone does something that doesn't fit under the code t here would be no recourse.

James Drinkard: CD Director's are frequently granted the authority to make this type of decision. But this has a fail save in it that will bring it to the DPC (The Development Process Committee which is a City committee of departments that reviews annexations, zonings and variances) for input. By doing this they have democratized it somewhat.

John Szczesniak: Not against this, just wanted to talk it through and understand it better.

Susan Henderson: Unfair to ask staff to make a political decision - so there are criteria throughout the code for what is eligible for an administrative waiver. This protects staff from exposure to the political world which is not their job.

Richard McLeod: Ch. III currently gives waivers and variances authority to Planning Commission. If something doesn't meet the criteria outlined for an administrative waiver - it will be brought to the Planning Commission for consideration.

Lee Zell: What is the trigger for an administrative waiver - who is the judge and how do we handle it if a neighboring property has a problem with it and thinks it is a nuisance?

Richard McLeod: Nuisances are defined in the general Code of Ordinances. Also if staff feels it is a hot potato item or if someone is starting to abuse the process, it will be put through the political process. Staff won't allow people to use this process to circumvent the system.

Lee Zell: Like the Crematory issue - would it have been brought to Planning Commission.

Richard McLeod: The more controversial the more it becomes a political issue. He believes in the gut check thing. It comes down to trust.

Brian Stockton: Also, staff can't grant a waiver on a conditional use permit which was what the Crematory issue was – can waive a setback, or height of a fence.

Richard McLeod: General rule is the more controversial, the more it will go through the political process. Originally the first draft of the SmartCode gave a little too much authority to staff - had to tone it back some. He wasn't comfortable with that.

Susan Henderson: Administrative waivers are limited in scope to about 4 or 5.

Scott Gordon: Would like there to be a vehicle where administrative waivers could be presented to Planning Commission to let them know what's being done (if it isn't too cumbersome for staff.)

Richard McLeod: We do so few, we already have that in place for Council. He will add Planning Commission to this report. Have done less than probably 6 in the 5 years they have had the authority.

John Szczesniak: Did they (Placemakers) do Roswell or Milton's SmartCode?

Richard McLeod: TSW did Milton's. TSW also did our Downtown Master Plan (form based code.)

Susan Henderson: No we didn't do Milton or Roswell's code. DPC did Roswell's. They did a code for a small county in SW Georgia, a City in Alabama, North Carolina, and consulted in South Carolina and Tennessee. Currently working with Decatur (early stages.) If you look at Google Maps for SmartCode adoptions – majority are in the Southeast.

John Szczesniak: What is the follow-up in those Cities as far as follow-up post Planning Commission Meeting

recession?

Susan Henderson: Have followed up and found that these codes have been developer driven. Post recession – 100% have elected to use the SmartCode. The appreciation of the code in first three years was astronomical. Since 2007, every application Montgomery, AL has had has been under the SmartCode.

Joe Linden: With B and C in front of us that we are being asked to adopt, if we approve this, this is what we're going to do or is it an option,.

Brian Stockton: Adding to code as an option; in addition, and if they approve to do so, you would be recommending that certain areas be zoned under the SmartCode in the Ridgewalk area.

Jeff Wood: Thinks there are safety nets in the code, but who knows what staff we will have in the future as far as morales and scruples. Would like to read through this more to understand the safety nets.

James Drinkard: They have some flexibility in the code as it is written today. Have to write some flexibility into the code to avoid the 90-day process that is time consuming and costly. Have to watch very closely. If there becomes a situation where staff isn't watching as well as the elected body would like or there is too much deviation – then you tend to see that staff not be around very long. It police's itself. Professional staff is going to be more cautious in using that power more than they should because they don't want to put their foot in it. He hasn't seen it having to go before the DPC before, but really likes that. It affords a protection to staff – not one lone person making a decision.

Susan found the list of what administrative waivers staff can make. There are ten items. In summary they are:

- a) Block size maximum at edge of development to work with topographic challenges (like when a development can't connect through because an adjoining property owner won't permit it);
- b) Code allocates open space of parks relative to transit zones (T-5) where it's appropriate;
- c) Assignment of a B grid – service oriented street - (only 30% can be that way) – staff can permit a waiver for frontage requirements on a B grid;
- d) Fence height waivers;
- e) Awning height waivers;
- f) Whether or not you permit channel letters;
- g) Theater marquis signs waivers;
- h) Permitting a yard sign;
- i) Glazing;
- j) Heights of industrial uses

Lee Zell: Like the Claremore Lakes sign where they wanted a variance on sign height. Multi-story a/c storage unit was a specific concern. How would staff handle a building height.

Susan Henderson: Only if it was an industrial use - its not just any building height - its in a special district where an industrial use meets certain criteria (findings) based on the height not being a detriment to anyone. Special districts are limited to 20% maximum. If people are building industrial, they will probably not use the SmartCode to do it we have a great industrial zoning.

Brian Stockton: If someone wants a 10' sign and they want 8' - if its within the 20% range - they would feel comfortable. If they want a 22' sign they would kick it back to Planning Commission.

Richard McLeod: Administrative waivers are meant to handle the little non-impact things.

Lee Zell: Worried because her wording doesn't have a limit.

Judy Davila: Why can't we add the words "minor waiver" and list them?

Brian Stockton: They are in there – just scattered throughout – not in a condensed list.

Judy Davila: If that's the case, she's more comfortable with it.

Joe Linden: How much more leniency does this give you than what you currently have?

Richard McLeod: Actually less than what we currently have.

James Drinkard: Go to civic standards - 18-208 (pg. 16) Item 1 (d). As he read through this, maybe a playground isn't appropriate every 1000 ft - doesn't seem like we have much flexibility on that type of thing.

Susan Henderson: Playground relative to residential only - not everywhere. Has been a lot of publicity that we are killing our neighborhoods by not providing amenities needed to raise kids. Thinks this will fall under standard waiver ability staff has. Doesn't have to be a full playground, can be a swingset.

James Drinkard: Agrees.

Jeff Wood: Is there a definition of a playground? It does say designed or equipped for recreation by children which could just mean grass. But doesn't necessarily have to be equipped.

Susan Henderson: Agreed. Total sum of criteria is in table 33 (but should be table 27).

Jeff Wood: Clarified that this is about ratification to the code to make it an option within the LDO - not incorporating it into the map and applying it to a particular parcel.

## **PUBLIC HEARING OPEN**

Bill Butler, 905 Heards Ivy, Atlanta, GA - Asked for clarification on what was being voted on tonight. Chairman Drinkard explained that the first item is incorporating the SmartCode into the LDO as optional, the next item is pertaining to mandatory compliance if rezoned. Mr. Butler stated he has no questions at this point.

No one else signed up to speak.

## **PUBLIC HEARING CLOSED**

Judy Davila: Pointed out a correction needed on Page 7 under definitions - Community Unit types – says “three” community types but only mentions “two”.

Susan Henderson: Should be two not three, one was deleted. Village and Community Center are the only two.

James Drinkard: There being no further questions for Susan Henderson we will say goodnight to Susan and asked her to stay close in case she is needed.

**Five minute recess at 8:08 pm.**

**Readjourned at 8:16 pm.**

John Szczesniak: Under the SmartCode website - there are lists of cities under different variations of SmartCode

**Motion to recommend to the Mayor and Council the incorporation of this form based code (SmartCode) as presented with modifications discussed tonight, into the Land Development Ordinance under Ch. 18 t by John Szczesniak and seconded by Jeff Wood. All in favor. Motion carried 7-0. (Unanimous).**

James Drinkard: Job well done. Interesting process watching it development - the thing that sets a community apart is allowing flexibility and creativity by developers within parameters. If developers don't make money it doesn't work. Something as simple like this can feel complex.

**C. PUBLIC HEARING** - The City Council of the City of Woodstock is adopting the official Zoning Map. This update addresses the rezoning of property currently Zoned Light Industrial with Technology Park Overlay and PUD to a Form Based Code and to correct mapping inconsistencies which have occurred since the last Zoning Map Adoption on February 27, 2012.

Brian Stockton: Typically PC doesn't approve zoning maps they are taken directly to Council twice a year for approval. On tonight's agenda, there is an update regarding the Woodstock Village to allow single family that was approved and there was a lot cut off that is now included on the map; we also added the form based code designations to the legend and we are proposing the area that has Light Industrial Technology Park Overlay be zoned to new Community Town Center and that the area outside Brookshire and Rope Mill Road be rezoned to Village Center.

Jeff Wood: Why are we not including all of the LI areas (developed and undeveloped?)

Brian Stockton: Areas not included were already developed or approved as part of the outlet mall. Will bring back another zoning map to clarify R-3 Townhomes and R-3 Single Families at a later date.

Richard McLeod: The area south of Rope Mill is not in City Limits. Same with area south of Brookshire that is in County. If annexed at a later date - will have a zoning category assigned at that time.

James Drinkard: If this is adopted, the form based code becomes a requirement for these identified areas. In terms of use, what do property owners in this area gain and what do they sacrifice by getting this zoning?

Richard McLeod: It's not a one zoning category, it's a comprehensive plan that runs the gamut from infill village to infill town center. In terms of what they gain or sacrifice – they gain a tremendous amount of flexibility - this designation gives you a road map to make a good community. Current code does not.

Judy Davila: This map doesn't show the new Woodstock Parkway realignment at this time.

Richard McLeod: The road is underconstruction. Staff doesn't have the as-built drawings.

Joe Linden: How do you determine which parcels should be which designation?

Brian Stockton: Explained that the teal colored properties are one type of SmartCode – Village - (less intense - 5-20 acres) and the reddish is another type of SmartCode – Town Center (over 20 acres.) The designations are based on size.

Richard McLeod: We looked at what is currently around the property to determine designation - including transportation infrastructure.

Jeff Wood: The zoning map adoption tonight is for the two teal parcels and the red parcels as form based code designations.

## **PUBLIC HEARING OPEN**

Tony Eyl, 324 Birdsong Lane, Woodstock - Resident of City. Involved in a project proposed at Ridgewalk as a broker. Asked that it be adopted as an elective option only - not being incorporated as a rezoning into the zoning map. Optional only would be a great win-win solution. Tools would be available from the SmartCode but would like existing zoning to stay in place. The project he is working on would bring a lot of financial economic benefits to the City. There is some friction between his potential development and this form based designation (zoning). Applying the right idea to the right parcel at the right time is important.

Bill Butler, 905 Heards Ivy, Atlanta, GA Represents Ridgewalk. Under a confidentiality agreement and can't discuss the proposed use for the 37 acres in question. But will be a great sale for us (Ridgewalk). This proposed deal/use is in direct conflict with the SmartCode. The YMCA property across the road is 100% rock. This is not downtown - has had several plans for this area - changing all the time. His intent for last 13-years hasn't changed. Doesn't think the SmartCode is appropriate for Ridgewalk. Will be a loss - won't be able to find buyers for it under SmartCode. Would like to see it be optional to

take advantage of things they can. Doesn't see housing going in – they are maxed out. Has done a lot of homework with land planners, architects, etc. Does not want this to be adopted for Ridgewalk. Thanked Planning Commission for their time.

Jeff Wood: Asked Mr. Butler to clarify. What do you think in the SmartCode won't work?

Bill Butler: He has 70 acres of rock and doesn't want the City to tell him what he needs to put on it. Has 32 acres under contract. This leaves about 12 acres for high end retail. Can't go forward and lose more money. If we have to take what City has laid out - it just won't work. It's expensive to remove rock. Looks good on paper though.

James Drinkard: To Mr. Butler..You keep referencing 70 acres of rock and what it won't allow. What would it allow?

Bill Butler: Sports arena's, etc. 70% under contract for what we had four years ago. Apartments? Doesn't see them doing anymore housing in next five years.

John Szczesniak: To Mr. Butler...Your property is the property shaded in red correct? Where is the 70 acres you are referencing?

Bill Butler: Where Ridge Trail and Ridgewalk Parkway meet is 70 acres - and to the east is 32 acres - to west is 12 acres. Understands where City is coming from, hope they can understand where he's coming from.

Jeff Wood : SW of Ridge Trail is high end retail; SE of Ridge Trail (lower right quadrant) is the 32 acres under contract, then north side of Ridgewalk Parkway is the more challenging to develop area (70 acres) – correct?

Bill Butler: Hard to say how the 70 acres will develop; 12 acres has wet area and 32 acres is under contract.

## **PUBLIC HEARING CLOSED**

John Szczesniak: In table of contents - community plans - page 13 - gives instructions of what you're looking at - page 14 gives you community types - page 14 - Town Center. Now trying to figure out what I can build. If I want to know - then I go to table 2 - Town Center - where is the designation of T-3, T-4 or T-5?

Brian Stockton: The developer can choose T-3, T-4 or T-5. They decide based on what type of development they want to build. Then you go to building form. Use takes a backseat to all of this - go to page 41 to get into the building heights, then frontages, then intensities and the uses.

John Szczesniak: Under T-5 you can build a five story - then can step it down from there.

Brian Stockton: Nothing mandates it has to be commercial. A developer could build residential.

Richard McLeod: As a metaphor, it's liking going to google earth and moving from outer space down to a street – it's a progression. They may have specific uses they want to design for – it still allows for them and they have to determine where they want to put

them.

John Szczesniak: Doesn't appear we are putting restrictions on the landowner based on what he's looking at.

Jeff Wood: A developer can come in for a special use permit (Conditional Use Permit) for a sports arena if they wanted it at a later date.

Scott Gordon: To staff...How many test fits has Mr. Butler brought to staff to see how this is going to fit?

James Drinkard: Cautioned Commission Member Gordon.

Scott Gordon: Stated he is just trying to understand why it won't work - has very few facts on why it won't. Code seems to offer limitless options.

Brian Stockton: Has met with their team on the 30 acres under contract to see how we can make it fit. Until tonight, hearing there are concerns, he didn't know there was a problem. To this point, everything said and done has fit into SmartCode without variances.

Richard McLeod: We are talking about a single use on this parcel - we didn't have the SmartCode in place yet, but used draft of it as a foundation. Those involved seemed to be okay with it when discussed with staff.

Joe Linden: Does staff feel there would be any undue restraint on developers?

Brian Stockton: Starting from beginning - Council asked staff to develop a plan for the Ridgewalk area which they did and have gotten public input.

Joe Linden: Based on what you are presenting, it doesn't appear you believe there is a restraint.

Brian Stockton: There is a shift in paradigm. There are developers who develop under this type of code and are familiar with it, understand it and may seek it out..

Richard McLeod: Every zoning ordinance is a restriction on developers and is allowed under State Law. So this is just another type of zoning. Is it more restrictive? That is debatable – believes this allows more flexibility.

John Szczesniak: So you feel there are developers who will seek this out?

Brian Stockton: Yes.

Joe Linden: So this would be more of a benefit?

Brian Stockton: Unsure if it's a benefit or if it's just different people seeking different things.

Joe Linden: So not adopting it is a detriment?

Brian Stockton: Not sure it's a detriment, but the current plan is not functional as it is written. Anytime you get a plan it's an improvement.

Richard McLeod: Detriment if we don't adopt it - based on feedback we received from community – absolutely. Currently we have nothing in place that reflects the vision for this area.

Jeff Wood: Any feedback from other property owners involved? Are they receptive of change in zoning?

Brian Stockton: Have worked with property owner near Brookshire – he is receptive. The other owner is Ridgewalk.

No other questions for staff.

**Motion by Jeff Wood to approve recommendation of approval/adoption of zoning map as presented with updates by staff to the Mayor and Council. Seconded by Joe Linden.**

Discussion ensued:

Jeff Wood: provides more flexibility to the land owners through the SmartCode approved earlier this evening.

Joe Linden: Feels the same - this is a step forward. Good for City, residents and surrounding areas. Hopes long term property owners can work through this and make it work.

John Szczesniak: Ridgewalk as remained largely undeveloped for last 10-15 years. As recession recovers he would hate to see rebound development - was disappointed when Ridgewalk Master Plan was adopted before. Thinks we need a plan in place to prevent rebound development. Has been involved with this through the Brookshire HOA. Applauds staff in work done with consultant and community. Community has said what they want. Wholeheartedly supports this. Hope it moves forward.

Judy Davila: Attended the charrette last year. Can see a vision, not just a map. In favor of this. Gives us a vision we can build toward.

Lee Zell: Feels very comfortable with the SmartCode - makes a lot of sense. Appreciates public input today.

Scott Gordon: Still wants to hear more specifics from the public - finds it difficult to make a decision right now without something to weigh it against. A lot of work has gone into this. It can be successful, he has seen it. Feels torn - not about the SmartCode but about what he's heard tonight during public hearing.

Lee Zell: From staff's feedback it seems like parties that are involved are a lot closer to working this out. When you have a plan like this, there will be those who want to break the mold - but this is a bigger picture. In this case, he's going to trust staff. They are impartial. Wants to see parties involved talk more about it. Let the parties work together and let staff do their job - comfortable with what we're doing.

Jeff Wood: Kind of understands what he's (Scott Gordon) talking about - but there were questions asked by the landowner tonight, but doesn't know that much information was given with his answers. Feels the SmartCode does more for the community than the

current code as a whole.

John Szczesniak: This is going to Council for approval, we are a recommending body. Mr. Butler can present more factual evidence as to why this doesn't work to them. He should educate himself on the SmartCode. If you aren't familiar with it - then it is more ignorance and maybe fear. He himself was ignorant before he read it and began to understand it. This will be on the 8/27 Council Meeting for a public hearing/vote.

James Drinkard: Zoning is a tool by which we develop a vision. Developers want to maximize their return on their investment. This is free enterprise. Planning Commission is tasked to strike a balance between community vision and what the developer and/or landowner is trying to achieve. Never seen a plan in all his years that didn't require a developer at some point challenging it through some variance, rezoning, etc. No plan can address everything. Thirdly, relative to change, the development and financial community have a comfort zone - people tend to say will it work here? At some point someone has to step out and see if it *will* work here. Wouldn't say we're pioneers but we are on front end of a track. We have a vision and a plan. What we've had doesn't work - there is nothing there (vacant land) which is proof of that. Our responsibility is to move forward.

**No further discussion – Motion and second. All in favor. Motion carried 7-0. (Unanimous)**

## **ITEM 5: PROJECT UPDATES**

Walton is now going vertical - framing third story of first building. First couple of grid streets are now paved. Grid is now starting to take shape.

LCI North Main Street - Spoke with design engineer today - emailing us two conceptual plans. Problem with parking in front of buildings due to all the curb cuts. Still working through it (design options). May bring options back to Planning Commission and/or Mayor and Council for direction.

May have noticed they are pouring 2nd slab at 2nd building at Outlet Mall tonight.

Interchange is moving quickly. Official day is still in December.

Approved apartments on Hwy 92 and developer agreed to all PC and staff conditions.

Greenprintsalliance.org or Woodstocktrails.com will denote hard surface trails and bike trails.

James Drinkard expressed his personal appreciation to the Mayor and Council for making an allowance for him to be absent for a couple of months for professional reasons. Means a lot to him to be able to serve on this board and all it's members.

***Because Mr. Drinkard, Chair, will be taking brief leave of absence and the Assistant Chair, Jeff Wood will be stepping in as Chair, the Commission asked staff to put on the next meeting agenda a call for a substitute for Assistant Chair Jeff Wood.***

**ITEM 6: FINAL ADJOURNMENT**

Meeting was Adjourned at 9:30 pm.

As approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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James Drinkard, Planning Commission Chair

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Rhonda Pezzello, City Clerk (Sitting in for Patti Hart, Zoning Administrator)