

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

January 28, 2009

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Norris called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Eric Burnett
- Joe Creek
- Mark Grant
- John Laida
- George Marks
- Richard Swift
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Keith Lampkin, RPC Senior Planner
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Jason Blalock, RPC Planner/Subdivision Coordinator
- Brent Clemmons, RPC GIS Analyst
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier, City Street Department
- Les Crocker/John Spainhoward, City Building & Codes Department
- Mike Frost/Monroe Elliott, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 12/30/2008

Mr. Norris asked for a motion for approval of the minutes. Mr. Marks moved to approve the minutes. The motion was seconded by Mr. Burnett and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 4 - 2008 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment relative to Section 11-612 Travel Easements
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

Mr. Jason Blalock stated that after discussion with city departments there has been mention of some changes to be made to the amendment and the staff has recommended deferral.

There being no discussion, Mr. Creek moved to recommend deferral. The motion was seconded by Mr. Burnett and carried unanimously.

CASE NUMBER Z - 32 - 2008 APPLICANT(S): Retail Partners Clarksville, L L C.

Agent: James C. Fielders P. E.

REQUEST: C-4 Highway Interchange District
to C-2 General Commercial District

LOCATION: 75 feet +/- southeast of the centerline intersection of Morris Road and Wilma Rudolph Blvd.;

TAX MAP(S): 032L-A PARCEL(S): 002.00 ACREAGE: 1.55 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Property is currently being redeveloped with a Verizon Wireless Building, property is large enough to accommodate an additional building in the future and C-2 zoning will allow this.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. Original zoning is appropriate, no other C-2 zoning is in the immediate area. C-4 zoning is designed to provide highway oriented services while avoiding traffic conflicts and incompatible land use mixtures often associated with this type of commercial development. The intent of C-2 zoning is to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. This does not apply in this rezoning case. The regulations for the C-4 district are intended to encourage development that is compatible with surrounding districts, with suitable landscaping and parking areas One (1) building on the parcel. This parcel has an approved site plan, if rezoned a new site plan must be submitted. C-2 zoning has no side yard setbacks, rezoning this parcel would allow another building to be built, a new building may require additional parking spaces.

Mr. Chris Fielder, agent, stated that the applicant requests a 30 day deferral.

There being no more discussion, Mr. Thomas moved to recommend deferral. The motion was seconded by Mr. Burnett and carried unanimously.

CASE NUMBER Z - 1 - 2009 APPLICANT(S): Hock S. Chong

Agent: Jeffery B. Long

REQUEST: AG Agricultural District
to C-2 General Commercial District

LOCATION: 190 feet +/- northwest from the center line intersection of Otis Smith Drive and Bellamy Lane

TAX MAP(S): 040 PARCEL(S): 025.03 ACREAGE: 1.65 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: For commercial uses.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. Growth Plan states that the lack of adequate road infrastructure is a major reason for the rejection of a higher intensity rezoning request. The property does not have useable road frontage thus making access to the site a concern. The property does not have direct access to a public city right-of-way, for this site to acquire the necessary infrastructure, such as water and sewer. Private easements would have to be obtained from an adjoining property owner, such easements may not be feasible.

Mr. Jeff Long, agent, stated that there is C-2 zoning surrounding the property.

There being no more discussion, Mr. Marks moved to recommend disapproval. The motion was seconded by Mr. Thomas and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 2 - 2009 APPLICANT(S): Michael E. Young, Trustee

Agent: Wayne Wilkinson

REQUEST: R-1 Single Family Residential District
to O-1 Office, Medical, Institutional & Civic District

LOCATION: 477 feet +/- north of the centerline intersection of Vaughn Road and Highway 76, on the east side of Vaughn Road

TAX MAP(S): 063 PARCEL(S): 036.00 (portion) ACREAGE: 1.1 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: To allow for the development of a physician's office.

Mr. Lampkin read the case and gave the staff recommendation for disapproval. From the location of this property northward, Vaughn Road serves as a well-established single-family neighborhood which should be protected from encroachment of incompatible uses. Although the southeast portion of this parcel was rezoned to C-5 in 2006, this remaining portion can be a definable buffer between existing residential and C-5 zoning to the south. Request for commercial rezoning of this property in 2000 was recommended for disapproval by staff and planning commission and was withdrawn before City Council. Similar request in 2003 was recommended for disapproval by staff and Planning Commission and disapproved by City Council.

Mr. Wayne Wilkinson, agent, stated that the O-1 would create a definable buffer between the C-5 and R-1 zoning and would be a good transitional zone for a physicians office. There was a neighborhood meeting held where approximately 30 residents attended and the residents were in favor of the request. Mr. Norris asked if there would be an access road to the property from Vaughn Road. Mr. Wilkinson answered that the access would be dictated by what zoning is approved. They may have an access road, but there are already two access points to the property, one from Martin Luther King, Jr. Boulevard and the other off Huntco Drive.

Mr. Brad Pavlik, DBS and Associates, stated that trips recorded in the traffic study would be an additional 218 trips per day generated by the O-1 land use.

Mr. Jack Frazier, City Street Department, stated that there would be 109 vehicles per day, one trip in and one trip out. He added that before any connection would be allowed to Vaughn Road an additional traffic study would be required. He stated that the Vaughn Road connection could handle the additional traffic the O-1 zoning would create.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Burnett and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 3 - 2009 APPLICANT(S): Michael E. Young, Trustee

Agent: Wayne Wilkinson

REQUEST: R-1 Single Family Residential District
to C-4 Highway Interchange District

LOCATION: 455 feet +/- east of the intersection of Vaughn Road and Francis Lane

TAX MAP(S): 063 PARCEL(S): 040.07 ACREAGE: 8.3 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: To allow commercial development in conjunction with two adjacent tracts owned by applicant, both of which are currently zoned C-4.

Mr. Lampkin read the case and gave the staff recommendation for approval, subject to Traffic Assessment. The subject property and adjacent property to the south, already zoned C-4, are under the same ownership. This provides the possibility of a comprehensive development which could access directly onto Highway 76 and/or Huntco Drive. This would be an extension of existing C-4 zoning to the south and the east. Utilities are available to serve the site. Landscape buffers would be required between any development on this site and existing single family zoned properties.

Mr. Wayne Wilkinson, agent, stated that there was a neighborhood meeting held on January 15, 2009 and the residents were in favor of both cases.

Mr. Brad Pavlik, DBS and associates, explained what the traffic assessment showed and stated that level of service would be determined at Site Plan Review.

Mr. Jack Frazier, City Street Department, stated that the level of service for Highway 76 is a C.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Burnett and carried unanimously.

CASE NUMBER Z - 4 - 2009 APPLICANT(S): Rob Durrett

REQUEST: R-1 Single Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Beginning at the centerline intersection of Dunbar Cave Road and Wilma Rudolph Blvd in a southeast direction for 390 feet +/-, on the south side of Dunbar Cave Road. In between Wilma Rudolph Blvd and

TAX MAP(S): 056 PARCEL(S): 062.10 (portion) ACREAGE: 1.64 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: For commercial development and to clean up zoning on parcel.

Mr. Lampkin read the case and gave the staff recommendation for approval. This would be an extension of an existing C-5 zone. Would make the entire parcel of the same zone. R-1 zoning is out of character with existing development. Infrastructure is in place to support additional commercial development.

Mr. Cal McKay, agent, stated that he was present to answer any questions.

There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 5 - 2009 APPLICANT(S): Frank L. Woodard

REQUEST: R-1 Single Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: 490 feet +/- west of the centerline intersection of Warfield Blvd and Rossview Road on the south side of Rossview Road; In between Warfield Blvd and Silver Leaf Drive on the south side of Rossview Road.

TAX MAP(S): 056 PARCEL(S): 038.00 (portion) ACREAGE: 15.86 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: To extend existing commercial zoning.

Mr. Lampkin read the case and gave the staff recommendation for approval. Most strategic intersections have economic characteristics that enhance their commercial potential. Based on their increased accessibility, their frontages should be reserved for future higher intensity land uses. High traffic corridor frontages should be reserved for higher intensity commercial uses and/or comprehensively designed mixed use development. This would be an extension of a zoning classification. Adequate infrastructure is available. Mr. Lampkin also read the traffic assessment for the property.

Dr. Chip Woodard, applicant, stated that he would like the property rezoned.

Mr. Frank Lott, stated that he was the spokesperson for the Eastwood Park Homeowners Association, and was in opposition to the rezoning. He stated his concerns were traffic, Rossview Road has no turning lanes and is at capacity. He added that there is no need for additional commercial property in the area, considering the abundance of available properties. He was also concerned about lighting and noise abatement.

Mr. Fred Mathews, adjacent property owner, stated that he was opposed to the rezoning. He cited the area being a heavily residential area and his wishes to keep areas as a residential corridor.

Ms. Margaret Johnson, resident of Stonehenge Subdivision, stated that she was in opposition to the rezoning and cited noise, lighting and traffic as her concerns.

Mr. Grant had questions regarding a landscape buffer between the proposed rezoned property and the residential areas. Mr. Riggins explained that any buffers would come through during the Site Plan Review process and Landscape review.

Mr. Jack Frazier, City Street Department, stated that if any improvements were needed on Warfield Boulevard, that would be revealed in the traffic study and the developer would be required to make those improvements.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

CASE NUMBER CZ - 1 - 2009 APPLICANT(S): Larry E. Grice

Agent: Dorothy Havens

REQUEST: C-5 Highway & Arterial Commercial District
to R-1 Single Family Residential District

LOCATION: 953 +/- west of the centerline intersection of Dover Road and Woodlawn Road on the south side of Woodlawn Road.

TAX MAP(S): 053 PARCEL(S): 090.00 ACREAGE: 3.0 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: To make zoning conform to use; has been used a residence since house was built in the 1950's.

Mr. Lampkin read the case and gave the staff recommendation for approval. Parcels one either side of this parcel and along the southwest side of Woodlawn Road are all zoned highway and arterial commercial district; since the completion of renovations on Dover Road this zone district is inappropriate for the area (major change). Current use is residential as is all current uses adjoining this property. Residential zoning is less intrusive to surrounding properties than current commercial zone.

Ms. Dorothy Havens, agent, stated that she was present to answer any questions.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER CZ - 2 - 2009 APPLICANT(S): William B. & Rita B. Hays, Jr.

Agent: Vernon Weakley

REQUEST: AG Agricultural District
to R-1 Single Family Residential District

LOCATION: West of the centerline intersection of Buck Road and Kirkwood Road, on the west and north side of Kirkwood Road.

TAX MAP(S): 039 PARCEL(S): 008.00 ACREAGE: 95 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: To develop a residential subdivision with sidewalks, underground utilities, etc.

Mr. Lampkin read the case and gave the staff recommendation for approval. The area is within the Planned Growth Area. This would be an extension of an R-1 zone located to the west. Good sight distance along Kirkwood Road. Land Use Opinion Map shows this area developing as single family residential.

Mr. Vernon Weakley, agent, stated he was present to answer any questions.

There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

CASE NUMBER CZ - 3 - 2009 APPLICANT(S): Billy Mace

REQUEST: AG Agricultural District
to R-1A Single Family Residential District

LOCATION: 1400 ft +/- north of the intersection of Woodson and Sango Road; south of I-24

TAX MAP(S): 082 PARCEL(S): 091.00 ACREAGE: 87.3 CIVIL DISTRICT(S): 05

REASON FOR REQUEST: For single family residential.

This case was withdrawn by the applicant.

IV. SUBDIVISIONS:

CASE NUMBER: S - 45 - 2008 APPLICANT: Bill Belew
REQUEST: Preliminary Plat Approval of DIXIE BEE ESTATES
LOCATION: East of Dixie Bee Rd, south of Trough Springs Rd
MAP: 083 PARCEL(S): 044.09 ACREAGE: 11.64
OF LOTS: 5 CIVIL DISTRICT(S): 5
STAFF RECOMMENDATION: Defer for 30 days at the request project engineer

CASE NUMBER: S - 52 - 2008 APPLICANT: bill mace
REQUEST: Final Plat Approval of TRENTON CROSSING
(MACE TINYTOWN RD PROPERTY)
LOCATION: South of and adjacent to Tiny Town Rd, west of Trenton Rd
MAP: 017 PARCEL(S): 001.01 ACREAGE: 17.01
OF LOTS: 10 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request project engineer

CASE NUMBER: S - 55 - 2008 APPLICANT: B & S Development
REQUEST: Final Plat Approval of HIGH POINT BUSINESS PARK SECTION 1 AND
R O W DEDICATION OF INDUSTRIAL DRIVE
LOCATION: North of Corporate Park Drive, on Industrial Drive
MAP: 056 PARCEL(S): 002.02 ACREAGE: 21.12
OF LOTS: 17 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approval.
VARIANCES REQUESTED: Request a variance for temporary turnaround not being in place. Road is already built
through.
VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 56 - 2008 APPLICANT: jay and mary hutchinson
REQUEST: Final Plat Approval of JEROMIE HUTCHISON PROPERTY
LOCATION: Near the intersection of Rossvie Rd and Warfield Blvd
MAP: 041 PARCEL(S): 165.01 ACREAGE: 4.155
OF LOTS: 4 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Defer for 30 days at the request project engineer

CASE NUMBER: S - 59 - 2008 APPLICANT: Hidden Valley Partners
REQUEST: Final Plat Approval of HIDDEN VALLEY SUBDIVISION (CLUSTER)
LOCATION: South of Kingsbury Road and east of Edmondson Ferry Road
MAP: 090C PARCEL(S): B 030.00, 029.01 ACREAGE: 20.28
OF LOTS: 50 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 62 - 2008 APPLICANT: JAMES MAYNARD
REQUEST: Final Plat Approval of WEST PEACHTREE SECTION 1 (ORDINANCE 69
-2004-05), FORMERLY RINGGOLD CREEK
LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE WEST
FORK CREEK, EAST OF RINGGOLD ROAD
MAP: 30 PARCEL(S): 11 ACREAGE: 48.63
OF LOTS: 82 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 70 - 2008 APPLICANT: Hickory Wilds L L C
REQUEST: Final Plat Approval of HICKORY WILDS, SECTION 1B
LOCATION: North of Dunlop Lane, east of Kirkwood Road and south of Buck Road
MAP: 039 PARCEL(S): 004.01 ACREAGE: 12.11
OF LOTS: 35 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 1 - 2009 APPLICANT: Holly Point LLC
REQUEST: Final Plat Approval of SANGO MEADOWS
LOCATION: East of Bagwell Rd, West of Durham Rd, on the South side of Sango Rd
MAP: 086 PARCEL(S): 020.01 (P) ACREAGE: 2.84
OF LOTS: 6 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 2 - 2009 APPLICANT: Arthur Reynolds

REQUEST: Preliminary Plat Approval of ROANOAK STATION

LOCATION: South of and adjacent to Bellamy Lane, East of Warfield Blvd

MAP: 040 PARCEL(S): 031.02 ACREAGE: 11.55

OF LOTS: 35 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Disapproval

VARIANCES REQUESTED: To not connect street through to Potomac Drive

VAR. STAFF RECOMMENDATION: Disapproval

Mr. Blalock read the cases and gave the staff recommendation for disapproval. He stated that the Subdivision Regulations require connectivity to stub streets and since there is a stub street from Potomac Drive, the staff requests and access added to the plat. The City Street Department recommended connectivity to Potomac Drive as well as Bellamy Lane.

Mr. Cal McKay, agent, stated that Mr. Reynolds wanted to address the adjacent property owners concerns by not connecting to Potomac Drive.

Ms. Sissy Rankin, adjacent property owner, stated that it was not the original intent to have a thru-road in this development. She requested for the access be from Bellamy Lane, not through Potomac Drive.

Mr. Jeff Burkhart, adjacent property owner, stated that both the developer and the residents are happy with the proposed plat limiting access from Potomac Drive. He asked for the plat, as presented, be approved.

Mr. Fred Mathews, adjacent property owner, stated that he had a petition from the residents opposed to the access to Potomac Drive.

There being no more discussion, Mr. Thomas moved for approval with no connection to Potomac Drive. The motion was seconded by Mr. Grant and carried unanimously.

CASE NUMBER: S - 3 - 2009 APPLICANT: Governor's Square Company

REQUEST: Preliminary Plat Approval of REPLAT OF A PORTION OF LOTS 36 AND 40 OF THE CAFARO COMPANY PLAT AND A

LOCATION: In front of Governor's Square mall, East of Rafferty's Restuarant, North of Target Store

MAP: 032 PARCEL(S): 114.00 (p) ACREAGE: 1.30

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Replat Approval by Minor Plat Provisions.

VARIANCES REQUESTED: See file

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS:

CASE NUMBER: MP - 93 - 2008 APPLICANT: HIGHPOINTE PARTNERS, llc
REQUEST: Minor Plat Approval of HIGHPOINTE PARTNERS, LLC LOT 1 MCCLURE STREET, MINOR PLAT

LOCATION: Corner of McClure Street AND North Seconds Street

MAP: 66b PARCEL(S): 16,18,19 ACREAGE: 0.83+/-

OF LOTS: 1 CIVIL DISTRICT(S): 12TH

STAFF RECOMMENDATION: Approval.

VARIANCES REQUESTED: Request a 12' variance on the required 10' Public Utility and Drainage Easement.

VAR. STAFF RECOMMENDATION: Approval

Mr. Blalock read the case and stated the reason for deferral was a discrepancy between the approved Site Plan and the submitted Minor Plat. Ms. Russell stated that in March, 2008 there was a site plan submitted for a three story condominium buildings on Second Street and McClure Streets. There was a revised site plan done in January 7, 2009, which showed with only a connection to McClure. She has not had comments from other departments, namely the Fire Department, on whether the revised plan would be acceptable.

Mr. Cal McKay, agent, stated that after the original site plan was approved and when the applicant was getting grading and access permits, TDOT would not allow connection to North Second Street.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

CASE NUMBER: MP - 1 - 2009 APPLICANT: BOBBY LONG
REQUEST: Minor Approval of CROSSROADS APARTMENTS, ROSSVIEW ROAD, LOT 1

LOCATION: SE CORNER OF ROSSVIEW ROAD AND OLD RUSSELLVILLE PIKE

MAP: 41 PARCEL(S): 141.01 ACREAGE: 0.46

OF LOTS: 1 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 2 - 2009 APPLICANT: CLAY POWERS
REQUEST: Replat Approval of KAYLA ACRES, SECTION 1A, REPLAT OF LOTS 10 & 11

LOCATION:

MAP: 123i-a PARCEL(S): 2 ACREAGE: 3.26

OF LOTS: 2 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 3 - 2009 APPLICANT: M. TAYLOR AND CHAMES EMERY
REQUEST: Minor Plat Approval of EMERY PROPERTY, LOT 1

LOCATION: GREENWOOD COURT

MAP: 66K PARCEL(S): 9 & 10 ACREAGE: .20

OF LOTS: 1 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 4 - 2009 APPLICANT: L & D PARTNERSHIP
REQUEST: Minor Plat Approval of L & D PARTNERSHIP
LOCATION: MCCLARDY ROAD AND PEACHERS MILL ROAD
MAP: 30M PARCEL(S): 6 & 7 ACREAGE: .8
OF LOTS: 1 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 5 - 2009 APPLICANT: JEFF BURKHART
REQUEST: Minor Plat Approval of WEATHERLY PROFESSIONAL PARK, LOT 17
LOCATION: OFFICE COURT AND WEATHERLY DRIVE
MAP: 41 PARCEL(S): 84.01 ACREAGE: 1.86
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 6 - 2009 APPLICANT: ARTHUR REYNOLDS
REQUEST: Minor Plat Approval of CAMELOT HILLS, SECTION 1, LOTS 57 & 58
LOCATION:
MAP: 31L-F PARCEL(S): 62-63 ACREAGE: .66
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 7 - 2009 APPLICANT: PAUL CARVER
REQUEST: Minor Plat Approval of CARVER PROPERTY, LYLEWOOD RD., LOT 1
LOCATION: LYLEWOOD ROAD
MAP: 46 PARCEL(S): 25.07 ACREAGE: 1.5
OF LOTS: 1 CIVIL DISTRICT(S): 9
STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 8 - 2009 APPLICANT: Fentress Bryant
REQUEST: Replat Approval of REPLAT EXECUTIVE PARK LOT 29
LOCATION:

MAP: PARCEL(S): ACREAGE: 0.5

OF LOTS: 2 CIVIL DISTRICT(S):

STAFF RECOMMENDATION: Defer for 30 days.

VARIANCES REQUESTED: The applicant is requesting a variance for a flag lot.

VAR. STAFF RECOMMENDATION: Deferral

Mr. Blalock read the request and gave the staff recommendation for deferral. The reason for deferral is the actual buildings and utilities not built according to submitted and approved site plan.

Mr. Bill Mace, applicant, stated that the buildings are not in the correct area but the utilities are correct.

Mr. Cal McKay, DBS and Associates, reviewed the plans and explained the location of the buildings and the flag lots.

There being no more discussion, Mr. Marks moved to approve the plat with withholding signatures until a revised site plan is approved. The motion was seconded by Mr. Grant and passed with Mr. Thomas and Mr. Grubbs for disapproval.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone would like a case heard separately to let him know at this time. See discussion for S-2-2009, MP-8-2009 and MP-93-2008. Mr. Blalock read the cases and asked for endorsement of cases MP-1-2009 through MP-7-2009.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -1 -2009 APPLICANT: NEW PROVIDENCE BAPTIST CHURCH

Agent: Weakley Brothers

DEVELOPMENT: NEW PROVIDENCE BAPTIST CHURCH

PROPOSED USE: CHURCH

LOCATION: 418 PEACHERS MILL ROAD

MAP: 54-E-C-2.00 ACREAGE: 4.06+/-

CIVIL DIST.: 7

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the City Engineer.
 2. Approval of all grading, drainage, water and access plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Minor Plat completed.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

There being no discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

CASE NUMBER: AB -5 -2008 APPLICANT: JAMES POWELL

Agent: Bryce Sanders

DEVELOPMENT: RICHAVEN ROAD ABANDONMENT

PROPOSED USE: ABANDONMENT

LOCATION: END OF RICHAVEN ROAD

MAP: 64, BETWEEN PARCELS ACREAGE: 0.06

CIVIL DIST.:

STAFF RECOMMENDATION: DISAPPROVAL

Ms. Russell read the case and gave the staff recommendation.

Mr. Bryce Sanders, agent, stated that he is requesting a 30 day deferral. He stated that he and the other property owners have not seen any revised plans from Mr. Johnson. Mr. Sanders then added that the C-5 property now connects to Richhaven Road and there are six driveways. This road was not constructed for commercial traffic.

Mr. Roger Maness, representing Mr. Rudy Johnson, stated that he is opposed to the abandonment and has vested to rights to the access road. He stated that the change to the rezoning request only affects the corner of the property next to Memorial Drive Extension not to Richhaven Road. He added that the abandonment request is not connected to the rezoning application.

Ms. Russell stated that the Fire Department, Police Department and Street Department asked for the stub to remain open for connectivity.

Mr. Marks moved to defer the case until the next meeting. The motion was seconded by Mr. Laida and failed with four against.

Mr. Thomas then made a motion for disapproval. The motion was seconded by Mr. Burnett and carried unanimously.
