

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

October 24, 2012

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Mark Kelly
- John Laida
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Les Crocker/Mike Baker/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Elizabeth Warner, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 9/26/12

Mr. Harrison asked for a motion for approval of the minutes. Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously. Dr. Ripple noted that CZ-8-2012 had been withdrawn by the applicant. He then stated that the applicants of cases Z-23-2012, Z-32-2012 and Z-33-2012 had requested deferral, but public hearings must still be held because the requests were received after the 72-hour deadline. Finally he asked for deferral of cases S-59-12 and S-78-2012 for 30 days at the request of the applicant's project engineers. There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 23 - 2012 APPLICANT(S): James Proctor

Agent: Steven Settlers

REQUEST: R-2 Single Family Residential District
to R-5 Residential District

LOCATION: Southeast of the intersection of Golf Club Lane and Crossland Avenue; property fronts on Crossland Avenue

TAX MAP(S): 080 A-C PARCEL(S): 007.00 ACREAGE: 3.68 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To build multi-family.

Mr. Spainhoward read the request and gave the staff recommendation for approval. Mr. Spainhoward noted that the Clarksville City Council on October 4, 2012, referred the rezoning case back to the Regional Planning Commission with the request of the applicant to consider R-5 rather than R-4. The proposed zoning promotes more dense development in the area with adequate infrastructure support as indicated in the Clarksville-Montgomery County Growth Plan. Provides an opportunity for in-fill development which is encouraged by the adopted Growth Plan to help keep development more compact and better utilize existing infrastructure. A "B" Landscape Buffer will be required along adjoining single family residential for this development. The property does have a sinkhole, but no significant drainage issues were identified by the City Street Department. He noted one adverse public comment had been received on the Regional Planning Commission's web site request for case Z-33-2012. Mr. Spainhoward stated that he was aware that the applicant wished to defer his case one month; however, the deferral request did not meet the minimum 72-hour notification requirements. He also stated that the staff would not be opposed to the request to defer.

Mr. James Proctor, applicant, stated that he wishes to defer this case for 30 days. He stated he has received an offer on this property and would like a deferral to give him time to review the offer and decide if he still needs to rezone property.

Mr. Richard Anderson, adjoining property owner, stated that he would not have a problem with 11 houses, but not multiple condominiums being built, asking what is to protect property values. He stated that he is the person who made a purchase offer on the property and is in support of the deferral.

There being no more discussion, Mr. Powers made a motion for deferral. The motion was seconded by Mr. Adkins and carried unanimously.

CASE NUMBER Z - 30 - 2012 APPLICANT(S): North Tennessee Bible Institute

Agent: Dr. James W. Hunt

REQUEST: O-1 Office District
to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the north side of Martin Luther King Blvd. across from the Trough Springs Rd. & Martin Luther King Blvd. intersection.

TAX MAP(S): 064 PARCEL(S): 062.03 ACREAGE: 2.9 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Present board wants to sell and have several interested persons, but they need C-5.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the Growth Plan (as in the city) and adopted Land Use Plan. Proposal is compatible with adjacent land uses. The traffic assessment submitted for this application indicated no adverse traffic concerns. One access shall be permitted to be shared by the adjoining property to the east. Relocation of the shared access across from Trough Springs Road and potential access improvements will be evaluated at time of construction plans submittal/development. No adverse environmental issues were identified relative to this request. He noted that a letter from the Little Country Schoolhouse next door to the subject property is attached to the staff report.

No one spoke in favor or opposition to this case.

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

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

CASE NUMBER Z - 32 - 2012 APPLICANT(S): Allen Moser

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: fronting on the north side of Fairview Lane 720+/- feet west of the Fairview Lane and Wilma Rudolph Blvd. intersection.

TAX MAP(S): 041K PARCEL(S): 013.00 ACREAGE: 0.521 +/- CIVIL DISTRICT(S): 6th
A

REASON FOR REQUEST: Adjacent property rezoned from R-1 to R-4. Seeking highest and best use for my property. Possibly used as access for adjacent 5+ acre parcel at 150 Fairview Lane

Mr. Spainhoward read the request and gave the staff recommendation for disapproval. This portion of Fairview Lane's frontage primarily consist of single family residential uses. The request is not in character with the single family properties to the east, west and south.

Mr. Spainhoward stated that he was aware that the applicant wished to defer his case one month to amend the zoning application to include the property to the east; however, the request for deferral did not meet the minimum 72-hour notification requirements. Nevertheless, the staff was not opposed to the request for deferral. .

No one spoke in favor or opposition.

Mr. Kelly asked about the status of the rezoning to R-4 abutting the subject property on the north. Mr. Spainhoward responded that the City Council had approved the rezoning on October 4th and that the site plan for apartments was before the Regional Planning Commission for approval today.

There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Nichols and carried with Mr. Powers abstaining.

CASE NUMBER Z - 33 - 2012 APPLICANT(S): Clarksville Hospitality L L C

Agent: D B S & Associates

REQUEST: C-4 Highway Interchange District
to C-5 Highway & Arterial Commercial District

LOCATION: on the west side of Fair Brook Place 580+/- feet northwest of the Wilma Rudolph Blvd. and Fair Brook Place intersection.

TAX MAP(S): 032-E PARCEL(S): 005.00 ACREAGE: 2.74 CIVIL DISTRICT(S): 2nd
B

REASON FOR REQUEST: In order to construct a storage facility on the rear of the lot.

Mr. Spainhoward read the request and gave the staff recommendation for disapproval. Current zoning is C-4 Highway Interchange District designed to provide highway-oriented services at interstate highway interchanges. The present zoning in place is appropriate. The property is surrounded by C-4 zoning. Potential to meet the reason for the request listed on the application may exist without requiring the property to be rezoned, and the City Board of Zoning Appeals would have to determine if storage facilities serving the hotel would be considered an accessory use.

Mr. Spainhoward stated that he was aware that the applicant wished to defer his case one month, however, did not meet minimum notification requirements. He also stated that the staff would be opposed to the request to defer.

Mr. Spainhoward stated that he was aware that the applicant wished to defer his case one month however, the deferral request did not meet the minimum 72-hour notification requirements. He also stated that the staff would not be opposed to the request to defer.

Mr. Chris Fielder, agent, stated that the applicant request a deferral to complete City Board of Zoning Appeal process.

No one spoke in opposition.

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

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

CASE NUMBER Z - 34 - 2012 APPLICANT(S): Griffy Family Partnership C/o Susan

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: fronting on the south side of Allen Griffey Road, 1570 +/- feet east of the Allen Griffey Rd. & Peachers Mill Rd. intersection.

TAX MAP(S): 031 PARCEL(S): 040.00 p/o ACREAGE: 50.40 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: To develop a residential subdivision and to extend the adjacent R-2 zone eastwardly.

Mr. Spainhoward read the request and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the city) and adopted Land Use Plan. The request is compatible with other established single family residential and agricultural uses that are in the area. A traffic assessment was performed and found acceptable levels of service. Improvements to Allen Griffey Road will be addressed at the development/construction phase. The property does have potential sinkhole(s) on the property, but no significant drainage issues were identified by the Clarksville Street Department.

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

No one spoke in opposition.

Mr. Kelly asked if there were any concerns with this property being in the airport planning area. Mr. Spainhoward stated there were none.

There being no more discussion, Mr. Powers moved to recommend approval stating that the R-2 was appropriate as the subject property was surrounded by R-2. The motion was seconded by Mr. Kelly and carried unanimously.

CASE NUMBER CZ - 8 - 2012 APPLICANT(S): Katherine D. Conn

Agent: Wayne P. Wilkinson

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

LOCATION: at the east corner of the Ashland City Rd. & Excell Rd. intersection.

TAX MAP(S): 088 PARCEL(S): 066.00 ACREAGE: 1.7 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Commercial development.

This case was withdrawn by the applicant prior to the meeting.

CASE NUMBER CZ - 9 - 2012 APPLICANT(S): Phillip & Denise Traylor

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the east side of Ashland City Rd. 850 +/- feet north of the Ashland City Rd. & Old Clarksville Pike intersection.

TAX MAP(S): 109 PARCEL(S): 069.04p/o ACREAGE: 7.0 +/- CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: To utilize property for personal office and warehouse space.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the county) and adopted Land Use Plan. Traffic assessment has been submitted. Acceptable levels of service on Ashland City Road and Old Clarksville Pike will remain if developed. The topography provides for a natural transition/break between zoning classifications. No adverse environmental issues were identified relative to this request.

Denise Traylor, applicant, stated she was present to answer any questions.

No one spoke in opposition.

There being no more discussion, Mr. Adkins moved to recommend approval stating that the proposed zoning was consistent with the Growth Plan. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 54a - 2008 APPLICANT: Jimmy Bagwell
REQUEST: Preliminary Plat Extension Approval of IVY BEND CLUSTER
LOCATION: east of Deer Rd, West of Bagwell Rd, South of and adjacent to Madison St
MAP: 087 PARCEL(S): 031.01 ACREAGE: 60.5
OF LOTS: 81 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: October 24, 2014

CASE NUMBER: S - 58a - 2010 APPLICANT: CAI Mckay
REQUEST: Preliminary Plat Extension Approval of DURRETT PROPERTY (ENHANCE ZONING ORD 69-2004-2005)
LOCATION: West of Peachers Mill Road and south of Coyote Drive
MAP: 018 PARCEL(S): 035.03 ACREAGE: 229.5
OF LOTS: 410 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: October 24, 2014

CASE NUMBER: S - 39 - 2012 APPLICANT: Triple B Development
REQUEST: Final Plat Approval of LIBERTY PARK SECTION 2A (CLUSTER)
LOCATION: North of Dover Road and east of Mutual Drive
MAP: 053 PARCEL(S): 004.00 ACREAGE: 55.49
OF LOTS: 123 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 59 - 2012 APPLICANT: Edgoten LLC
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 2C (ORDINANCE 69-2004-2005)
LOCATION: West of Peachers Mill Road, south of Tiny Town Road, adjacent to Snowball Drive
MAP: 007 PARCEL(S): 016.04 ACREAGE: 27.68
OF LOTS: 74 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 72 - 2012 APPLICANT: James Maynard
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 2
LOCATION: East of Ringgold Road, north of Ishee Drive at the end of Hitcher Drive
MAP: 030 PARCEL(S): 011.00 ACREAGE: 11.62
OF LOTS: 36 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 73 - 2012 APPLICANT: Fox Crossing
REQUEST: Final Plat Approval of FOX CROSSING SECTION 2D (ORDINANCE 69
-2004-2005)
LOCATION: Northeast of the intersection of Suiter Road and Tylertown Road
MAP: 009 PARCEL(S): 001.00 (port) ACREAGE: 9.99
OF LOTS: 38 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 76 - 2012 APPLICANT: Thomas Bateman
REQUEST: Preliminary Plat Approval of EXIT FOUR PROPERTIES, SECTION 1 &
CRACKER BARREL DRIVE EXTENSION
LOCATION: At the current terminus of Cracker Barrel Drive
MAP: 033 PARCEL(S): 003.01 ACREAGE: 2.55
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

- 1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
- 3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
- 4. Prior to final plat approval, the applicant must submit a request for case S-52-2011 to be voided. This must be approved by the Regional Planning Commission prior to approval of the final plat.

CASE NUMBER: S - 77 - 2012 APPLICANT: Charles Jerles
REQUEST: Final Plat Approval of COUNTRY WOODS (PREVIOUSLY HARPER
SUBDIVISION)
LOCATION: West side of Harper Road approximately 2,078' south and west of the intersection of Miller Drive
and 41A South
MAP: 081 & 088 PARCEL(S): 183.00 & 100.00 ACREAGE: 2.03
OF LOTS: 4 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions
VARIANCES REQUESTED: A request to allow this plat to be approved under the minor plat provisions. In order
for this plat to be approved, a short sewer main extension and fire hydrant is required.
VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 78 - 2012 APPLICANT: Fields of Northmeade, LLC
REQUEST: Final Plat Approval of CROSSWINDS SECTION 1C (ORDINANCE 69
-2004-05)

LOCATION: North of Tylertown Road, east of Oakland Hills Subdivision, and west of Suiter Road

MAP: 009 PARCEL(S): 001.07 ACREAGE: 23.4

OF LOTS: 109 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 79 - 2012 APPLICANT: Roderick D. Wolfe
REQUEST: Replat Approval of REPLAT OF THE RODERICK D WOLF
PROPERTY MORRIS ROAD LOTS 1 & 2

LOCATION: 110 Morris Road

MAP: 032L PARCEL(S): A 003.00 & 004.00 ACREAGE: 3.11

OF LOTS: 3 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 80 - 2012 APPLICANT: Habitat for humanity of Montgomery County TN, Inc
REQUEST: Final Plat Approval of HABITAT FOR HUMANITY PROPERTY PLUM
STREET LOTS 1 & 2

LOCATION: 401 Plum Street

MAP: 055H PARCEL(S): B 015.00 ACREAGE: .64

OF LOTS: 2 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

VARIANCES REQUESTED: The applicant is requesting a variance to allow the existing 8.5' to 11.7' from
centerline on Plum Street

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 87 - 2011 APPLICANT: Deborah Dalvit
REQUEST: Minor Approval of DEBORAH DALVIT PROPERTY SADLERSVILLE
ROAD LOT 1

LOCATION: North of and adjacent to Sadlersville Road

MAP: 038 PARCEL(S): 027.02 ACREAGE: 1.52

OF LOTS: 1 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 47 - 2012 APPLICANT: Shwn Paris Sr. & Meredith Clark & Associates
REQUEST: Replat Approval of REPLAT OF PLANTATION ESTATES SECTION
5A LOT 139 AND A REPLAT OF PLANTATION
LOCATION: At the intersection of Twelve Oaks Boulevard and Mammy Lane
MAP: 007I PARCEL(S): C 070.00 & 071.00 ACREAGE: .801
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 59 - 2012 APPLICANT: Clay Powers
REQUEST: Replat Approval of REPLAT OF HICKORY WILD SECTION 1B LOT
77 AND SECTION 2B LOT 164 (CLUSTER)
LOCATION: South of Judge Tyler Drive, west of and adjacent to North J.A. Tate Drive
MAP: 039B PARCEL(S): D 002.00 & 039.00 ACREAGE: .5
OF LOTS: 2 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 60 - 2012 APPLICANT: Chadwick D. Cunningham et ux
REQUEST: Replat Approval of REPLAT OF PHILLIPS ESTATES SECTION 3B
LOT 40
LOCATION: On the north side of Beldon Station at it's current terminus.
MAP: 015K PARCEL(S): C 022.00 ACREAGE: 1.112
OF LOTS: 1 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 63 - 2012 APPLICANT: Cain Properties, Inc
REQUEST: Replat Approval of REPLAT OF LINTWOOD HEIGHTS SECTION 2A
LOT 106
LOCATION: Approximately 40' southeast of the intersection of Lintwood Drive and Ginkgo Drive
MAP: 054J PARCEL(S): E 026.00 ACREAGE: .21
OF LOTS: 1 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 64 - 2012 APPLICANT: Cain Properties, Inc
REQUEST: Replat Approval of REPLAT OF LINTWOOD HEIGHTS SECTION 2B
LOT 51
LOCATION: Approximately 290' southwest of the intersection of Aspen Drive and Lintwood Drive
MAP: 054J PARCEL(S): D 012.00 ACREAGE: .22
OF LOTS: 1 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 66 - 2012 APPLICANT: Maria Ford
REQUEST: Minor Approval of MARIA FORD PROPERTY LYLEWOOD ROAD
LOTS 1 & 2
LOCATION: Approximately 300' southwest of the intersection of Lylewood Road and Darnell Road
MAP: 075 PARCEL(S): 022.02 ACREAGE: 5
OF LOTS: 2 CIVIL DISTRICT(S): 9
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 67 - 2012 APPLICANT: Reda Homebuilders
REQUEST: Replat Approval of REPLAT OF FRANKLIN MEADOWS SECTION 2A
LOTS 283-284
LOCATION: East side of Senseney Drive south of its intersection of Franklin Meadows Way
MAP: 007P PARCEL(S): J 046.00 & 047.00 ACREAGE: .58
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 70 - 2012 APPLICANT: Crabbe Construction
REQUEST: Replat Approval of REPLAT OF FARMINGTON SECTION 3 LOT 157
(CLUSTER)
LOCATION: Northwest of the intersection of Rossvie Road and Browning Way
MAP: 0390 PARCEL(S): B 016.00 ACREAGE: .663
OF LOTS: 1 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 71 - 2012 APPLICANT: Ricky Thomas
REQUEST: Replat Approval of REPLAT OF SAVANNAH LAKES SECTION 3
LOTS 162-163 SECTION 3 (CLUSTER)
LOCATION: Northwest of the intersection of Gray Hawk Trail and Carriage Way
MAP: 082I PARCEL(S): D 015.00 & 014.00 ACREAGE: 1.196
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 36 - 2012 APPLICANT: RIVER INVESTMENT, GP
Agent: David B. Smith

DEVELOPMENT: RED RIVER GOLF COURSE

PROPOSED USE: GOLF COURSE

LOCATION: 1150 WARFIELD BLVD.

MAP: 064,001.00 ACREAGE: 157.56

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all grading and drainage plans by the City Street Department. A no-rise certificate will be required.
 2. Approval from the Fire Department.
 3. Approval from T.D.O.T.
 4. Approval of a landscape plan.

Ms. Russell read the case and gave the staff recommendation. She noted public comments received on the Regional Planning Commission web site and in writing. Ms. Russell also stated that a type "C" landscape buffer would be required adjacent to the single family lots east of Warfield Boulevard.

Mr. David Smith, agent, stated that this property is in the flood plain along the Red River and was an excellent location for a golf course., the greens may be elevated a little to keep the water level down. This will will necessitate a no rise certificate from the Corps of Engineers. This will be a 10-hole golf course.

Ms. Nita Heilman, adjacent property owner, stated that she was opposed to the case and was concerned about the wildlife and flowers on the property. The property is empty, pristine and is a green corridor. The golf course would detract from the quality of life and trespass onto the property, for beer parties. She is also concerned about flooding due to filling and a berm that would lead to more mosquitos. She felt the property needed to be kept as farmland.

Mr. Richard Houde, 410 Fabian Place, stated that he was in opposition and is concerned about wildlife, traffic and stated there were multiple homes flooded in 2010. He stated that he has contacted TWRA.

Mr. Smith, in rebuttal stated that this will be a private facility. It is at the beginning of the process. This will be a private property with a gate to prevent access after normal operating hours, and the golf course developers didn't want mosquitos affecting their clientele. This property is in a flood zone so there will be flooding, but they cannot build anything to make the flooding worse. A golf course is a good use due to the lack of buildings.

Dr. Laida stated that he lives close to this proposed development and was going to have to vote against this case.

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Powers and carried with Dr. Laida voting for disapproval.

CASE NUMBER: SR - 37 - 2012 APPLICANT: GRAYSON GWALTNEY
Agent: Cal Mckay

DEVELOPMENT: FAIRVIEW LANE APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 150 FAIRVIEW LANE

MAP: 041-K-A-10.00 & 011.00 ACREAGE: 4.99

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans and as-builts by the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Minor plat completed.

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 38 - 2012 APPLICANT: BOB MCMANUS

Agent: Cal Mckay

DEVELOPMENT: LAKESIDE TAVERN CLARKSVILLE

PROPOSED USE: RESTAURANT

LOCATION: 1190 HWY 48
(CITY OF CLARKSVILLE MARINA)

MAP: 079,007.00(P) ACREAGE: 9.06

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all utility plans and as-builts by the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of a landscape plan.

PLANNING COMMISSION ACTION: Mr. Harrison explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for SR-36-2012, which was removed from the consent agenda and acted upon separately.

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Dr. Ripple stated the monthly budget information was distributed in the commissioners packets. He asked for endorsement of the monthly budget. There being no more discussion Mr. Grubbs moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

B. AMENDMENTS TO RPC BY-LAWS FOR ADOPTION AT NEXT MONTH'S RPC MEETING: Dr. Ripple explained the by-laws amendments and stated this is for review and comment today and action will be taken at November meeting. He asked if there were any questions. There were no questions or comments.

C. RPC DEBT POLICY: Dr. Ripple stated that this is in request from the auditors and is also state law that each entity use an adopted debt policy. The only office debt would be the rental of the copy machine. Dr. Ripple then asked for adoption of this policy. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

D. REMINDER: MEETING DATES - NOVEMBER ZONING REVIEW MEETING - 11/21/2012 - 8:30 A.M. NOVEMBER REGULAR RPC MEETING - 11/28/2012 - 2:00 P.M., DECEMBER ZONING REVIEW MEETING - 12/20/2012 - 1:00 P.M. AND DECEMBER REGULAR RPC MEETING - 12/20/2012 - 2:00 P.M.: Dr. Ripple reminded the commissioners of the change of dates and meeting times during the Thanksgiving and Christmas holidays.

E. ADOPTION OF RPC MEETING DATES CALENDAR FOR 2013: Dr. Ripple stated that there are a few dates that may need to be changed due to the Thanksgiving and Christmas holidays. Dr. Ripple then asked for approval of these meeting date changes. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:25 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR