

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

December 20, 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
- Wade Hadley
- 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: 11/28/12

Mr. Harrison asked for a motion for approval of the minutes. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. Dr. Ripple stated that the applicant of case Z-23-2012 had requested deferral, but, failing to meet the 72-hour deadline, the applicant will request deferral in person. This case had been deferred from last month and deferral was again being requested for a pending property closing in December. Dr. Ripple then stated that case Z-33-2012 had been withdrawn. Ms. Larson made a motion permitting the withdrawal. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple then asked for deferral of cases S-89-12 (at the request of the applicants project engineer), S-90-2012, S-92-2012 and S-93-2012 (at the request of the applicant's project engineer) for 30 days. 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: 3.41 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To build multi-family.

Mr. Spainhoward stated that the applicant had requested deferral.

Mr. James Proctor, applicant, stated that this property is under contract and he is still waiting on paperwork from the possible sale of this property and he is asking for deferral.

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

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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-B PARCEL(S): 005.00 ACREAGE: 2.74 CIVIL DISTRICT(S): 2nd

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

This case was withdrawn by the applicant.

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

CASE NUMBER Z - 39 - 2012 APPLICANT(S): Reda Homebuilders

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

LOCATION: located southeast of the of the Twin Rivers Rd. and Nolen Rd.

TAX MAP(S): 055 PARCEL(S): 033.00 ACREAGE: 3.92 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: To match adjacent property.

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. The R-4 request will be a continuation of the established R-4 zoning to the east and will serve as a transition to the single family property to the north and west. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. He noted the e-mail from Councilwoman Kaye Jones expressing resident opposition.

Mr. Ricky Reda, applicant, stated he was present to answer any questions.

Mr. Brian Sutton, adjacent property owner, stated he was in opposition to the rezoning. He stated that he has a petition with signatures of residents of Nolen Road. He is concerned about traffic and no more apartments are needed in the area.

Mr. Matthew Maher, adjacent property owner, also stated he was in opposition. He cited traffic, safety and concerns over constant college partying, trash and loud music from the current apartments. We no longer live in a peaceful, quiet neighborhood.

Mr. Chris Cowan, City Street Department, stated that this area at this time does not meet the threshold for a traffic assessment, but that a traffic study may be required at the site plan approval stage.

In rebuttal, Mr. Reda said that the character of his four acres had already been changed by the Grove Apartments.

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

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

CASE NUMBER Z - 40 - 2012 APPLICANT(S): Randy & Gloria Suggs

Agent: Syd Hedrick

REQUEST: R-1 Single-Family Residential District  
to OP Office/Professional District

LOCATION: the northeast corner of Gateway Lane & Haynes Street intersection.

TAX MAP(S): 065-O-G PARCEL(S): 014.00 ACREAGE: 0.38 +/- CIVIL DISTRICT(S): 11

REASON FOR REQUEST:

Mr. Spainhoward read the request 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. The OP zoning classification serves as a transition from the established O-1 to the east and the C-2 to the south. The OP zoning classification limits the use of the property to very low intensity office uses. A "B" Landscaping Buffer will be required adjoining single family residential for this development. The subject property has visibility along a high traffic corridor and is across from an entrance/exit from a large commercial/retail development. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He noted the e-mail from Councilwoman Kaye Jones conveying resident opposition.

Mr. Syd Hendrick, agent, stated that he was present to represent Mr. Suggs. He presented photographs of some of the properties in the area. He stated that the OP zone was a transitional zone from commercial to residential, and would maintain the integrity of the residential area. He noted that the subject property had been recently remodeled and that Haynes Street properties were occupied by renters and owners, the owners occupied properties being better maintained. In conclusion, he stated the rezoning would not detract from the integrity of the neighborhood.

No one spoke in opposition.

There being no more discussion, Mr. Kelly moved to recommend approval based on the staff recommendation. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER Z - 41 - 2012 APPLICANT(S): Thomas W Cork

REQUEST: M-2 General Industrial District  
to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the north side of Terminal Rd. 500 +/- feet west of the Wilma Rudolph Blvd. & Terminal Road intersection.

TAX MAP(S): 032 PARCEL(S): 021.00 p/o ACREAGE: 2.8 +/- CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: All businesses interested in renting property will need C-5 zoning instead of M-2.

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. This area is in transition from uses associated with M-2 industrial zoning to commercial and retail oriented uses. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request.

No one spoke in favor or opposition in reference to this application.

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

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III. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 13 - 2012 APPLICANT(S): Ernest T. & Ella Jean Burkes

Agent: Richard H Swift

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

LOCATION: in the southwest corner of the Hwy 41-A South and Mcadoo Creek Rd. intersection.

TAX MAP(S): 082 PARCEL(S): 160.02 ACREAGE: 3.3 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Expansion of existing zoning.

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 County) and adopted Land Use Plan. Traffic Assessment has been submitted. Acceptable levels of service on Highway 41-A South and McAdoo Creek Road will remain if developed. Intersection improvements are planned for the Highway 41-A South widening project tentatively set for letting in February 2013. The property sits at the southwest corner of a highly traveled intersection. (A traffic signal is proposed as part of the 41-A South improvement project at McAdoo Creek Road.) A "D" landscaping buffer will be required adjoining single family residential for this development. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Richard Swift, applicant, stated that the US41A/McAdoo Creek Road intersection is scheduled to be signalized with the widening of US41A. There are several properties across 41-A South that are already zoned Commercial.

Mr. David Motes, 136 Dartmore Drive, stated that he was in opposition. He stated that he is concerned about drainage due to the original developers moving the stream current resulting in flooding on his property. He had to raise his backyard in order to keep from flooding. He is concerned about accidents at the 41-A South and McAdoo Creek Road intersection and noise and light pollution from commercial development and decreased property values.

Ms. Marie Lavoice, 149 Berkshire, stated that this is a zero buffer zone between commercial and single-family. She is concerned about commercial zoning so close to the back yards of the home owners. Mr. Harrison stated that there would have to be a buffer between the residential and the commercial zones.

Mr. Swift in rebuttal stated that the subject property cannot put more water on the adjacent property if developed and that retention and detention issues regarding drainage in the area will be at the Site Review Process.

Mr. Motes in rebuttal stated that the water issues increase every year and is concerned about additional drainage problems. He stated that the water is supposed to drain into a proposed drainage easement but now drains into a different area on his property. He doesn't believe adequate retention has been provided for storm water by other developments.

Ms. Russell explained that there would be a landscape buffer required between the residential and commercial properties.

Mr. Powers stated that the drainage problem is not related to the proposed rezoning because the rezoning cannot create more storm water run-off.

There was much discussion between the Planning Commissioners regarding drainage and how the future development process will impact the drainage on the property. Mr. Harrison stated that Mr. John Doss, Montgomery County Building and Codes Department was present to answer any questions regarding drainage.

Mr. Kelly had questions regarding where the easement is and where the water drains on the Motes property and if and when the subject property of the rezoning is developed what impact will occur to the water run-off and what will be done to correct the problem. Mr. Doss stated that the only issue they can handle is from the new development not the current problem. Any drainage problems will be addressed during the Site Review process.

There being no more discussion, Mr. Powers, stating the proposed signalization of this intersection of US41A at McAdoo Creek Road, moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Nichols, Ms. Larson, Mr. Laida and Mr. Kelly voting for disapproval.

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

CASE NUMBER CZ - 14 - 2012 APPLICANT(S): Robert Kent Halliburton

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

LOCATION: fronting on the south side of Sango Rd 300 +/- feet west of the S. Woodson Rd and Sango Rd.  
intersection and fronting on the north side of 41-A South 1700 +/- feet west of the Deerwood Rd. & 41-A

TAX MAP(S): 082 PARCEL(S): 088.01 ACREAGE: 74.4 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: For single family development.

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 County) and adopted Land Use Plan. Traffic Assessment has been submitted. Acceptable levels of service on Highway 41-A South and Sango Road will remain if developed. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request is an extension of the existing R-1A to the west. A written comment was received from Mary Nelson, an adjacent property owner, supporting the rezoning request.

Mr. Robert Halliburton stated that he currently lives on the property and has three children who have expressed interest in building their homes on the property in the future.

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

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IV. SUBDIVISIONS:

CASE NUMBER: S - 82 - 2012 APPLICANT: Holly Point LLC
REQUEST: Final Plat Approval of AZALEA TRACE SECTION 1 (PREVIOUSLY CALLED WILLARD OAKS SECTION 2)
LOCATION: North of Old Sango Road, west of Brown Cemetery Road at the current terminus of Prince Drive.
MAP: 082 PARCEL(S): 140.00 ACREAGE: 22.83
# OF LOTS: 52 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 89 - 2012 APPLICANT: Bill mace
REQUEST: Final Plat Approval of GILES ROAD APARTMENTS LOTS 1 & 2
LOCATION: West side of Giles Road between Sherwood Hills Drive and Tobacco Road
MAP: 019 PARCEL(S): 028.00 & 029.00 (portion) ACREAGE: 2.07
# OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 90 - 2012 APPLICANT: ARTHURY T. REYNOLDS
REQUEST: Final Plat Approval of TURNERS COVE (FORMERLY ROLLOW ESTATES)
LOCATION: Southeast of the intersection of Rollow Lane and Dunlop Lane
MAP: 39 PARCEL(S): 16.02 ACREAGE: 15.03
# OF LOTS: 41 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Defer for 30 days

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CASE NUMBER: S - 91 - 2012 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 2 CLUSTER
LOCATION: North of Dover Road, south of Shelton Circle and west of Countrybrook S
MAP: 53 & 44 PARCEL(S): 10.04 & 84.01 ACREAGE: 52.87
# OF LOTS: 174 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions
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. Per Chapter 5.9 of the Zoning Ordinance, open space must be provided within each phase of the development.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 92 - 2012 APPLICANT: HERBIE BAGGETT  
REQUEST: Replat Approval of REPLAT OF CARNEY AND SAVAGE ADDITION  
2, LOTS 67- 69  
LOCATION: North side of Poplar Court at its terminus  
MAP: 66E- PARCEL(S): M 8.00 ACREAGE: .67  
# OF LOTS: 3 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Defer for 30 days

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CASE NUMBER: S - 93 - 2012 APPLICANT: EDDIE BURCHETT  
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2A FINAL PLAT  
LOCATION: SOUTH OF 101ST PARKWAY, EAST OF TRACY LAND AND WEST OF PEA RIDGE ROAD  
MAP: 41 PARCEL(S): 040.02 ACREAGE: 11.79  
# OF LOTS: 31 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

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CASE NUMBER: S - 94 - 2012 APPLICANT: HALLIDAY COMPANY, INC.  
REQUEST: Replat Approval of REPLAT OF TIMBER SPRINGS SECTION 2 LOT  
154-156  
LOCATION: SOUTH OF KENNEDY ROAD, west of Trenton Road, south of Timberdale Drive and west of Sand  
Stream Court  
MAP: 170-A PARCEL(S): 53.02, 59, 61, 62 ACREAGE: 1.84  
# OF LOTS: 4 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: S - 95 - 2012 APPLICANT: M & B PARTNERSHIP AND BEACH MARTIN  
PARTNER  
REQUEST: Final Plat Approval of REPLAT OF THE M & B PARTNERSHIP  
PROPERTY TRENTON ROAD  
LOCATION: AT THE INTERSECTION OF TRENTON ROAD AND TINY TOWN ROAD  
MAP: 17B-E PARCEL(S): 5,6,7 ACREAGE: 3.25  
# OF LOTS: 3 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Replat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 47 - 2011      APPLICANT: William Belew Jr  
REQUEST: Minor & Replat Approval of WILLIAM BELEW JR. PROPERTY, DIXIE BEE  
ROAD, LOT 4 AND A REPLAT OF WILLIAM  
LOCATION: East side of Dixie B Road approximately 133' north of Monticello Trace  
MAP: 083 PARCEL(S): 044.09    ACREAGE: 4.467  
# OF LOTS: 2    CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 76 - 2012      APPLICANT: Vanessa Watkins  
REQUEST: Minor Plat Approval of VANESSA WATKINS PROPERTY TODD DRIVE  
LOTS 1 & 2  
LOCATION: At the terminus of Todd Drive  
MAP: 041C PARCEL(S): 023.00, 024.00, 025.00 &    ACREAGE: 2.78  
# OF LOTS: 2    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 80 - 2012      APPLICANT: Arther Reynolds  
REQUEST: Replat Approval of REPLAT OF ROANOKE LOTS 19 & 20  
(ENHANCED ZONING)  
LOCATION: West side of Roanoke Station Circle  
MAP: 040I PARCEL(S): F 030.00 & 031.00    ACREAGE: .41  
# OF LOTS: 2    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 87 - 2012      APPLICANT: Michael McElveen  
REQUEST: Minor Plat Approval of MICHAEL MCELVEEN PROPERTY MORROW  
ROAD LOT 1  
LOCATION: North side of Morrow road approximately .55 miles southwest of the intersection of Morrow Road  
and Dunbar Road  
MAP: 098 PARCEL(S): 004.02    ACREAGE: 2.83  
# OF LOTS: 1    CIVIL DISTRICT(S): 21  
STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 88 - 2012      APPLICANT: Rick Reda  
REQUEST: Replat Approval of    REPLAT OF FIELDS OF NORTHMEADE  
SECTION 4C LOTS 698 & 699

LOCATION: North side of Apache Way approximately 112' northeast of the intersection of Apache Way and  
Twelve Oaks Boulevard

MAP: 007G PARCEL(S): F 064.00 & 065.00    ACREAGE: .36

# OF LOTS: 2      CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 89 - 2012      APPLICANT: John Lumpkin  
REQUEST: Replat Approval of    REPLAT OF BARKERS MILL ESTATES SECTION  
2C LOTS 71 & 72

LOCATION: North of and adjacent to Shoveler Way, west of Berkers Mill Road, east of Shoverler Court, and  
north of Canvas Back Drive

MAP: 007F PARCEL(S): A 009.00 & 010.00    ACREAGE: 1.14

# OF LOTS: 1      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: 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.

Mr. Parker read the subdivision cases and asked for endorsement for cases MP-47-2011, MP-76-2012, MP-80-2012,  
MP-87-2012, MP-88-2012 and MP-89-2012.

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

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## **VII. PLANNING DIRECTOR'S REPORT:**

A. **BUDGET REPORT:** Dr. Ripple stated that 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 Mr. Nichols and carried unanimously.

B. **RENAME PORTION OF COMMERCE STREET TO EXTEND PORTERS BLUFF ROAD TO THE INTERSECTION WITH REYNOLDS STREET:** Dr. Ripple read the request and asked that the current name of Commerce Street be renamed to Porters Bluff Road east of Reynolds Street.

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

C. **REQUEST FROM HABITAT FOR HUMANITY FOR ZONING APPLICATION FEE WAIVER:** Dr. Ripple read the request and stated that the property currently owned by Herb Baggett will be donated to Habitat or Humanity for the construction of homes. They intend to apply for a rezoning from R-3 to R-2 for 3 single family lots on Poplar Court off Reynolds Street. There was a subdivision just deferred for this property today, and at a later date Mr. Baggett may come back for a deferral for the subdivision deferral fee. There being no more discussion, Mr. Grubbs moved to recommend approval of waiving the \$383.00 zoning application fee. The motion was seconded by Mr. Powers and carried unanimously.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 3:34 p.m.

**ATTEST:**

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**MICHAEL HARRISON, CHAIR**