

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

December 29, 2010

DRAFT

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
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- Robert Nichols
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, 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, City Street Department
- Les Crocker/Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire D
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 11/23/2010

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 29 - 2010 APPLICANT(S): James L. Walker

Agent: William Wade Hadley

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Located at the Northwest corner of the Pea Ridge Rd. & Tracy Lane intersection fronting on the west side of Pea Ridge Rd. 1,130 +/- feet and fronting on the north and east side of Tracy Lane 2,080 +/- feet.

TAX MAP(S): 041 PARCEL(S): 040.00 p/o ACREAGE: 28.06 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: For multi-family development

Mr. Spainhoward read the case and gave the staff recommendation for approval. Proposal would be an extension of R-4 zoning to the northwest. Property has a full complement of services available. Increased density should be encouraged when adequate infrastructure is in place. The staff does have concerns with the R-4 impacting the existing R-1 properties to the south, however it is anticipated that the remaining R-1 property to the north could develop as commercial and the R-4 will serve as a buffer between the R-1 and potential commercial use.

Mr. Wade Hadley, agent, stated that he was present to answer any questions.

Mr. Kenny Kennedy, adjacent property owner, stated that he was in opposition.

Mr. Kevin Kennedy, adjacent property owner, stated he was in opposition. He stated that he has a farm adjacent to this property and was concerned about quality of life and if the rezoning was approved it could change the community.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 42A - 2008 APPLICANT: fulton wilson and jeff robinson
REQUEST: Preliminary / Final Plat (void Approval of CORPORATE PARKWAY INDUSTRIAL
LOCATION: South of Corporate Parkway and East of Alfred Thun

MAP: 033 PARCEL(S): 014.13 ACREAGE: 3.0

OF LOTS: 6 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Void of Final Plat

Corporate Parkway Industrial Park was approved in July of 2008 and was never recorded. S-77-2010 will supersede this plat.

CASE NUMBER: S - 22 - 2010 APPLICANT: Marshall Ross (j & N Enterprises)
REQUEST: Final Plat Approval of OLD SPEES ACRES, SECTION 1

LOCATION: East of Liberty Church Road and south of Sunshine Drive

MAP: 044 PARCEL(S): 080.00 and 080.01 ACREAGE: 3.32

OF LOTS: 8 CIVIL DISTRICT(S): 8 and 3

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

CASE NUMBER: S - 51 - 2010 APPLICANT: Cumberland Land Development, LLC
REQUEST: Final Plat Approval of INDUSTRIAL COMMONS SECTION 1B FINAL
PLAT

LOCATION: North of Rossvie Road, east of and adjacent to Rollow Lane

MAP: 039 PARCEL(S): 025.08 ACREAGE: 20.56

OF LOTS: 15 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Withdrawn at the request of the project engineer

CASE NUMBER: S - 57 - 2010 APPLICANT: GC Land Development
REQUEST: Final Plat Approval of BOYER FARMS SECTION 1

LOCATION: West of Dunlop Lane & South of Charles Bell Road

MAP: 34 PARCEL(S): 50.14, 50.16 ACREAGE: 28.88

OF LOTS: 28 CIVIL DISTRICT(S): 1st

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

CASE NUMBER: S - 63 - 2010 APPLICANT: J & N Enterprises, Inc.
REQUEST: Final Plat Approval of TRACY LANE ESTATES

LOCATION: South of 101st West of Pea Ridge Road & East of Whitfield Road

MAP: 041 PARCEL(S): 042.01 ACREAGE: 16.75

OF LOTS: 42 CIVIL DISTRICT(S): 6th

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 69 - 2010 APPLICANT: Edgoten LLC
REQUEST: Final Plat Approval of FRANKLIN MEADOWS SECTION 1A
LOCATION: Southside of Tinytown Road between Pearchers Mill and Allen Road
MAP: 007 PARCEL(S): 16.00 ACREAGE: 91.61
OF LOTS: 63 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 71 - 2010 APPLICANT: Hickory Wilds, LLC
REQUEST: Final Plat Approval of HICKORY WILD SECTION 2A, CLUSTER
LOCATION: North of Rossview Road, east of Dunlop Lane, east of and adjacent to John Dike Tyler Boulevard
MAP: 039 PARCEL(S): 016.05, 016.06 ACREAGE: 10.01
OF LOTS: 24 CIVIL DISTRICT(S): 1st
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 73 - 2010 APPLICANT: Oakland Land, LLC
REQUEST: Final Plat Approval of RESERVE AT OAKLAND, PHASE 2 (CLUSTER)
LOCATION: East of the Oakland Rd. and Current Road intersection
MAP: 016 PARCEL(S): 001.00 ACREAGE: 19.21
OF LOTS: 60 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 74 - 2010 APPLICANT: Oakland Land, LLC
REQUEST: Final Plat Approval of RESERVE AT OAKLAND, PHASE 3 (CLUSTER)
LOCATION: East of the Oakland Rd. and Current Road intersection
MAP: 016 PARCEL(S): 001.00 ACREAGE: 9.39
OF LOTS: 32 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 75 - 2010 APPLICANT: Eubank LLC
REQUEST: Final Plat Row Dedication Approval of CONVERGYS WAY AND EUBANK DRIVE ROW DEDICATION
LOCATION: Located on the south side of Highway 79 at Averitt Drive
MAP: 054 PARCEL(S): 011.03 ACREAGE: 5.78
OF LOTS: 0 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: Defer for 30 days.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 76 - 2010 APPLICANT: Austin Peay VI
REQUEST: Preliminary Plat Approval of PATRICK PLACE, SECTION 5 CLUSTER
LOCATION: North of Tiny Town Road, east of and adjacent to West Fork Creek
MAP: 007 PARCEL(S): 002.00 ACREAGE: 33.93
OF LOTS: 51 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.

Mr. Parker read the case and gave the staff recommendation.

Ms. Leslie Parker, 3430 E. Henderson Way, stated that she was against this request. She cited schools, traffic, sinkhole, large drop off and green space erosion as her concerns. Ms. Carol Lea Biggs, W. Henderson Way stated she was also in opposition. She cited 500 building permits issued on Tiny Town Road, roads are a mess, traffic and schools as her concerns. Mr. Johnny Ratliff, 105 Clearwater Court, stated he was also in opposition. He cited drainage, traffic and safety as his concerns.

Mr. Billy Ray Suiter, project engineer, stated that the perimeter is R-1 sized lots. The interior lots are 85' by 135' (R-1A) and there is a old pond which could be mistaken as a sinkhole. This is the last section of Patrick Place and has three stub streets that will connect to this property.

Mr. Chris Cowan, City Street Department stated that he will check on the road conditions.

There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Thomas. The motion was carried with Mr. Nichols voting for disapproval.

CASE NUMBER: S - 77 - 2010 APPLICANT: fulton wilson
REQUEST: Preliminary / Final Plat Approval of CORPORATE PARKWAY INDUSTRIAL PARK
LOCATION: South of Corporate Parkway and East of Alfred Thun
MAP: 033 PARCEL(S): 014.13 ACREAGE: 3.26
OF LOTS: 4 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval under the Minor Plat Provisions

CASE NUMBER: MP - 51 - 2010 APPLICANT: Harvey Family Partnership
REQUEST: Replat/final Approval of REPLAT OF THE HARVEY FAMILY PROPERTY
MINOR PLAT
LOCATION: West of Trenton Road, south of I-24, north of and adjacent to Tiny Town Road
MAP: 017 PARCEL(S): 003.02 ACREAGE: 3.56
OF LOTS: 2 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 52 - 2010 APPLICANT: Gene Stephens
REQUEST: Minor Plat Approval of MINOR PLAT OF THE GENE STEPHENS
PROPERTY, GRATTON RAOD, LOT 1
LOCATION: Northeast side of Gratton Road, south and east of the intersection of Shady Lawn and Gratton
MAP: 089 PARCEL(S): 076.00 ACREAGE: 2.84
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 59 - 2010 APPLICANT: Deborah Aquino
REQUEST: Minor Plat Approval of DEBORAH AQUINO PROPERTY, DOVER ROAD,
LOT 1
LOCATION: Dover Road east of the intersection of Dover and Charlemagne Blvd
MAP: 054G PARCEL(S): 016.08 and 016.09 ACREAGE: 2.57
OF LOTS: CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 78 - 2010 APPLICANT: Jeremy Frazier
REQUEST: Replat Approval of REPLAT OF FIELDS OF NORTHMEADE,
SECTION 1A, LOTS 141-142
LOCATION: west side of Southwood Drive
MAP: 007H PARCEL(S): 009.00 and 010.00 ACREAGE: 1.41
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 83 - 2010 APPLICANT: Donald and Justin Hammett
REQUEST: Replat Approval of REPLAT OF SPRING CREEK SECTION 2C LOTS
138 & 139
LOCATION: West side of the intersection of Fallbrook and Bluefield.
MAP: 017D PARCEL(S): C 038.00 and 039.00 ACREAGE: .86
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 86 - 2010 APPLICANT: Betty Sue Earl
REQUEST: Minor Plat Approval of BETTY SUE EARL PROPERTY, JONES ROAD, LOT 1
LOCATION: At the terminus of Jones Road
MAP: 081 PARCEL(S): 012.00 and 012.01 ACREAGE: 3.45
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 87 - 2010 APPLICANT: William Steely
REQUEST: Replat Approval of REPLAT GREYSTONE SECTION A LOTS 26 AND 27
LOCATION: On the south side of Ussery Road
MAP: 065B PARCEL(S): A 002.00 ACREAGE: 1.97
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 88 - 2010 APPLICANT: Danny Holcomb
REQUEST: Replat Approval of REPLAT OF LOTS 19-20 HEATHERFIELD, SECTION B
LOCATION: South side of Eastfield Court west of the intersection of Eastfield Court and Heatherfield Drive
MAP: 070E PARCEL(S): D 020.00 ACREAGE: 1.27
OF LOTS: 1 CIVIL DISTRICT(S): 9
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 92 - 2010 APPLICANT: McDonald's Corporation
REQUEST: Minor Plat Approval of MCDONALD'S CORPORATION RIVERSIDE DRIVE, LOT 1
LOCATION: Intersection of North Riverside Drive and North Second Street
MAP: 0550 PARCEL(S): B 003.00 ACREAGE: 1.047
OF LOTS: 1 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 93 - 2010 APPLICANT: Girkin Development Llc
 REQUEST: Minor Plat Approval of MINOR PLAT OF THE GIRKIN DEVELOPMENT
 LLC PREOPERTY, TRENTON ROAD, LOTS 1 & 2
 LOCATION: Along west side of Trenton Road approximately 530' south of needmore
 MAP: 032 PARCEL(S): 081 and 081.01 ACREAGE: 2.54
 # OF LOTS: 2 CIVIL DISTRICT(S): 6
 STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 95 - 2010 APPLICANT: Arthur Reynolds
 REQUEST: Minor Plat Approval of MINOR PLAT OF THE ARTHUR REYNOLDS
 PROPERTY, NEEDMORE ROAD, LOT 1 (THIS IS
 LOCATION: Located west of Trenton Road, north of 101st Airborne Parkway, north of and adjacent to Needmore
 Road.
 MAP: 032 PARCEL(S): 078.00 and 079.00 ACREAGE: 1.47
 # OF LOTS: 1 CIVIL DISTRICT(S): 6
 STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Norris 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 S-76-2010.

Mr. Brad Parker read the cases and asked for endorsement of cases MP-51-2010, MP-52-2010, MP-59-2010, MP-78-2010, MP-83-2010, MP-86-2010, MP-87-2010, MP-88-2010, MP-92-2010, MP-93-2010, MP-95-2010.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -41 -2010 APPLICANT: THE COMMUNITY OF CLARKSVILLE

Agent: Dave Hobbs

DEVELOPMENT: COMMUNITY CHURCH FAMILY LIFE CENTER

PROPOSED USE: ACTIVITIES CENTER

LOCATION: 203 BO PEEP LANE

MAP: 019-H-C-028.00 ACREAGE: 5.50

CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all grading and drainage plans by the City Street Department.
 2. Approval of all utility plans by the Office of the Chief Utility Engineer.
 3. Approval from Ft. Campbell and the Airport.

CASE NUMBER: SR -42 -2010 APPLICANT: BOBBY SCARBOROUGH

Agent: Dbs & Associates Engineering

DEVELOPMENT: SCARBOROUGH MINI STORAGE

PROPOSED USE: MINI STORAGE

LOCATION: 1866 WOODLAWN ROAD

MAP: 052,056.00 ACREAGE: 3.82

CIVIL DIST.: 8

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

- CONDITIONS:**
1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
 2. Approval from Ft. Campbell
 3. Approval of a landscape buffer plan.
 4. Approval from T.D.O.T.

CASE NUMBER: SR -43 -2010 APPLICANT: LARRY MCMILLAN

Agent: Dbs & Associates Engineering

DEVELOPMENT: HIGHLAND CIRCLE OFFICES

PROPOSED USE: OFFICES/RETAIL

LOCATION: 350,360,370,380 ROBERT S. BROWN DRIVE

MAP: 080-A-D-001.01 ACREAGE: 2.72

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all grading, drainage, water quality, and access plans by the City Street Department.
 2. Approval of all utility plans by the Office of the Chief Utility Engineer.
 3. Approval from the Fire Department.

PLANNING COMMISSION ACTIONS: Mr. Norris 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.

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

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

VI. PLANNING DIRECTOR'S REPORT:

A. **BUDGET REPORT:** Mr. Riggins stated that budget information was included in the commissioner's packets. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

B. **SUBDIVISION POLICY:** Mr. Riggins explained that this change was to the policy for 1 and 2 lot subdivisions. This wording will clarify the process some. 1 and 2 lots are usually approved in a staff level process, when it is commercially zoned if becomes more involved. What this changed involves is if you want to subdivide a commercially zoned property into a one or two lot subdivision you need site plan approval then you can come before the minor plat subdivision process. Mr. Riggins stated that he is asking for the Planning Commission approval for clarification of that process.

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

C. **STREET NAME CHANGE - AVERITT DRIVE TO EUBANK DRIVE.** Ms. Russell explained that a new road name change is needed for Averitt Drive for Eubank Drive.

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

VII. ADJOURNMENT:

The meeting was adjourned at 2:45 p.m.

ATTEST:

GARY NORRIS, CHAIR