

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

DRAFT

- MINUTES -

February 23, 2011

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
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Kim McMillan
- Robert Nichols
- Bryce Powers

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/Jeff Bryant, 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: 1/26/2011

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2011 APPLICANT(S): City Of Clarksville

REQUEST: Amend Sign District to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins stated that this has been deferred by the staff for one month.

CASE NUMBER Z - 1 - 2011 APPLICANT(S): James Hunley

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

LOCATION: fronts 425 feet on the west side of Peachers Mill Rd.; 500+/- ft. north of the Peachers Mill Rd. & Allen Griffy Rd. intersection

TAX MAP(S): 018 PARCEL(S): 035.01 ACREAGE: 2.9 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: No Reason Listed on the Application.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. It is not advisable to place high intensity uses such as commercial in mid-block locations, as they create artificial and unexpected breaks in traffic flows that could contribute to accidents and congestion. This request would encourage strip commercialization of Peachers Mill Road, which is considered to be detrimental to long range planning. Undeveloped commercial acreage currently exist in the immediate area.

Mr. Jim Hunley, applicant, stated that mixed uses are encouraged in 2030 Growth Master Plan. Community uses needed to serve residential areas. Strip commercial should be either allowed or not and is currently allowed.

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

CASE NUMBER Z - 2 - 2011 APPLICANT(S): T D Properties Of Clarksville

REQUEST: C-5 Highway & Arterial Commercial District to R-4 Multiple-Family Residential District

LOCATION: East of the intersection of S. Ash Ridge and Thistlewood Drive. on the South Side of Purple Heart Parkway.

TAX MAP(S): 043A-G PARCEL(S): 23, 24, 25 & 26 P/o ACREAGE: 1.91 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST:

Mr. Spainhoward read the cases and gave the staff recommendation for approval. This is an extension of an R-4 zone and developed multi-family adjoins this property. Land use opinion map shows multi-family in this area. Access to the lots will be from Thistlewood Drive.

Mr. Trent Knott, applicant, stated that he was present to answer any questions.

Mr. Nichols asked if the berm would stay and Mr. Knott replied he planned on keeping it in place.

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

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

CASE NUMBER CZ - 3 - 2011 APPLICANT(S): Lark Investment G. P. C/o Allen Burkhart

REQUEST: E-1 Single Family Estate District
to E-1A Single Family Estate District

LOCATION: Parcel fronting on the west terminus of Winsome Lane and a portion of the adjoining parcel to the north.
TAX MAP(S): 058 PARCEL(S): 012.04 ACREAGE: 53.54 CIVIL DISTRICT(S): 5
058 M-A 6.02

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. E-1A zoning is comparable and not out of character with Bradberry Farms and the general area. Winsome Lane stub was left for the future extension of residential development. Single family development is desirable in this area.

Mr. Allen Burkhart, applicant, stated that this is located next to R-1 zoning. The requested zone is requires larger lots than the adjacent R-1 zone.

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

CASE NUMBER CZ - 4 - 2011 APPLICANT(S): Russell, Russell & Waddle, Inc.

REQUEST: C-1 Neighborhood Commercial District
to E-1 Single-Family Estate District

LOCATION: Property located on the west side of Hickory Point Road, located 1,850 +/- feet northwest of the Johnson Rd. & Hickory Point Rd. Int. 1646 Hickory Point Rd.

TAX MAP(S): 110 PARCEL(S): 010.01 ACREAGE: 1.04 +/- CIVIL DISTRICT(S): 15

REASON FOR REQUEST: Property was being used for a barbecue takeout/bar, it is between two residential lots where single family homes are being built.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Approval of request will allow for the property to conform with surrounding zoning classification. Residential development is more suitable than the existing commercial zoning classification.

Mr. Jimmy Russell, applicant, stated that he was present to answer any questions.

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

IV. SUBDIVISIONS:

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

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 - 3 - 2011 APPLICANT: Chad Byard
REQUEST: Preliminary Plat Approval of HIDDEN SPRINGS (CLUSTER)
LOCATION: North of Garrettsburg Road and west of Britton Springs Road
MAP: 029 PARCEL(S): 012.00 ACREAGE: 56.17
OF LOTS: 132 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. The Deed Restrictions and HOA Agreement does not mention the maintenance of open space, insurance and taxes. It also refers to Liberty Park and Triple B Development etc... This will need to be corrected prior to the final plat approval.

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

Rita Bills, Garrettsburg Road, stated that she was in opposition and cited narrow dead end roads, only one egress, no sewer, drainage onto other properties, injection well not working now as her and her neighbors that she is representing concerns. Mr. Markelly, adjacent property owner, stated that he was also in opposition and cited sinkholes as his concerns and he presented pictures of the sinkholes. Eric Choate, Britton Springs Road, stated that he was in opposition and cited flooding concerns, Sabre helicopters flight path, traffic concerns, no lighting at intersection of 101st as his concerns.

Mr. Riggins responded to the concerns and stated that the issues would be addressed during the road, drainage and utility plans review phase.

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

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 2 - 2011 APPLICANT: Greenspace Partners
REQUEST: Preliminary Plat Approval of THE ORCHARD AT DAVIS HILLS (CLUSTER)
LOCATION: Cumberland Drive south of the intersection of Cumberland and Sycamore Drive
MAP: 079G PARCEL(S): A 019.01 ACREAGE: 13.49
OF LOTS: 31 CIVIL DISTRICT(S): 12

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.

CASE NUMBER: MP - 77 - 2008 APPLICANT: Jim Amos
REQUEST: Minor Plat Approval of THE SALVATION ARMY PROPERTY, LOT #1
LOCATION: Kraft Street (State Highway 13)
MAP: 55M'A' PARCEL(S): 24 & 23 ACREAGE: 2.49
OF LOTS: 2 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 31 - 2010 APPLICANT: Bill Wilson
REQUEST: Minor Plat Approval of BILL WILSON OLD SANGO ROAD, LOT 1
LOCATION: 3327 Old Sango Road
MAP: 082 PARCEL(S): 130.01 ACREAGE: .54
OF LOTS: 1 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Approval.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -4 -2011 APPLICANT: TODD MORRIS
Agent: Cal Mckay

DEVELOPMENT: HILLCREST COMMONS
PROPOSED USE: RETAIL - MINI STORAGE
LOCATION: 1841 MADISON STREET

MAP: 080-C-A-007.00 ACREAGE: 3.79
CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
 2. Approval of grading, drainage and access plans by the City Street Department.
 3. Approval from the Madison Street Overlay District Review Board.
 5. Approval of landscape plan.
 6. Prior to the issuance of a final certificate of occupancy, a plat must be completed showing the water line and fire hydrant.

CASE NUMBER: SR -5 -2011 APPLICANT: ROBERT MICHAEL WYATT
Agent: Benny Weakley

DEVELOPMENT: WYATT'S BODY SHOP
PROPOSED USE: BODY SHOP
LOCATION: 1871 HWY 48

MAP: 090,053.00 ACREAGE: 0.85
CIVIL DIST.: 17

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: SR -6 -2011 APPLICANT: MOUNT HERMAN SOUTHERN BAPTIST
Agent: Ronald Fielder

DEVELOPMENT: MOUNT HERMAN SOUTHERN BAPTIST CHURCH
PROPOSED USE: SUNDAY SCHOOL ADDITION
LOCATION: 2204 JARRELL RIDGE ROAD

MAP: 126,053.00 ACREAGE: 1.60
CIVIL DIST.: 14

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

PLANNING COMMISSION ACTIONS: Mr. Harrison stated 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. Powers and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

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

B. REGIONAL PLANNING COMMISSION FISCAL YEAR BUDGET: Mr. Riggins stated according to our bylaws, that budgets submitted to the city and county for annual funding must be submitted to the executive committee which are the two mayor's and the Regional Planning Chair. Mr. Riggins asked for the Planning Commission's approval to begin this process and submit then to the city and county. The completed budget will be presented to the Planning Commission next month for their review and approval. There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

VII. ADJOURNMENT:

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

ATTEST:

MABEL LARSON, V. CHAIR