

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

February 24, 2010

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
- Joe Creek
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- 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 Cowen, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost, 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: 1/27/2010**

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 2 - 2010 APPLICANT(S): Mark R. Grant / Mark A. Grant

Agent: Weakley Bros Eng.

REQUEST: R-1 Single Family Residential District to PUD-3 Planned Unit Development

LOCATION: Southeast corner of the intersection of Needmore Rd. & Whitfield Rd. Fronting on Needmore Road 700 +/- feet and fronting on Whitfield Rd. 328 +/- feet. (770 Needmore Road)

TAX MAP(S): 032 PARCEL(S): 060.00 ACREAGE: 4.48 CIVIL DISTRICT(S): 6th REASON FOR REQUEST: To build upscale townhomes.

Mr. Spainhoward read the case and gave the staff recommendation for approval. There is existing R-3 zoning across Whitfield Road west of the site which would allow for multi-family uses. Adequate infrastructure is in place to support the development. Infill development is encouraged where adequate infrastructure is available.

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

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

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CASE NUMBER Z - 5 - 2010 APPLICANT(S): Chris Cook

Agent: Byrd Surveying Inc

REQUEST: R-1 Single Family Residential District to R-2 Single Family Residential District

LOCATION: Portion of said property includes the parcel that fronts east of the intersection of Dotsonville Road & Arrowfield Dr. for a distance of 100 feet. Remaining portion includes 2 parcels that begin 112 +/- feet

TAX MAP(S): 054 H-A PARCEL(S): 018.00, 019.00, 022.00 ACREAGE: 2.99 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: Extention of R-2 to allow property to be subdivided into 8 lots.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The parcels are currently within an established R-1 subdivision. The applicant has reasonable use of the property as currently zoned.

Mr. John Duzan, Byrd Surveying, stated that they hoped to create six lots. He stated that there is R-2 zoning across the road.

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

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

CASE NUMBER Z - 6 - 2010 APPLICANT(S): Mary Davis Holt

Agent: Byrd Surveying Inc

REQUEST: R-1 Single Family Residential District

to R-1A Single Family Residential District

LOCATION: Portion of request begins 235+/- feet east of the intersection of Cumberland Drive & Irving Lane and fronts on the South side Cumberland Drive 1270+/- feet (10.6 acres) additional portion begins 810 +/-

TAX MAP(S): 079 G-A PARCEL(S): 019.00 ACREAGE: 18.7 CIVIL DISTRICT(S): 12  
079 024.00

REASON FOR REQUEST: For subdividing lot into multi-lot subdivision.

Mr. Spainhoward read the case and gave the staff recommendation for diapproval. The property is completely surrounded by R-1 zoning. The applicant has reasonable use of the property as currently zoned.

Mr. John Duzan, Byrd Surveying, stated that he had hoped to get 11 additional lots with R-1A zoning and that would bring the total amount of lots to 41. He stated that access to the property would be from Beverly Hills Drive and Cumberland Drive, no access is allowed off Ashland City Road. Mr. Duzan added that drainage concerns will be addressed at the subdivision level and open space will be retained. A traffic assessment done showed no impact on traffic in the area.

Mr. Vincent Meaker, 1214 Beverly Hills Drive, stated that he was in opposition to this case. He stated that he had concerns regarding drainage. Mr. Meaker added that this is a well maintained neighborhood and a blue-line stream flowed through part of the property. Mr. Herbert Rowe, Cumberland Drive, stated that he was also in opposition. He stated that this is an older established neighborhood with nice homes on large lots and would like it to stay that way.

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

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CASE NUMBER Z - 7 - 2010 APPLICANT(S): Sirois Family Trust

Agent: Kevin Minor

REQUEST: C-2 General Commercial District

to R-1 Single Family Residential District

LOCATION: Property located at the terminus of Private Drive which is located 280 +/- feet south of the intersection Cheyenne Ln & Circle Hill Dr. and connecting to the west side of Circle hill Dr. including 85+/- feet of

TAX MAP(S): 054 C-E PARCEL(S): 21.00p/o & 021.01 ACREAGE: 1.0 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: To bring property into conformance with use.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This will bring a long term existing use into conformance. This would be an extension of existing R-1 zoning from the north and east.

Mr. Daniel Harvey, Trustee, stated that they would like to bring the zoning into compliance with it's actual use. There is a house on the property and if the house burned they could not replace it due to the zoning.

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

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

CASE NUMBER CZ - 1 - 2010 APPLICANT(S): Brent Gupton  
Agent: Turner & Associates Realty Inc

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

LOCATION: Property located at the Northeast corner of the intersection of Ashland City Road & Oak Plains Road.  
TAX MAP(S): 126 PARCEL(S): 057.15 (portion) ACREAGE: 2.0 CIVIL DISTRICT(S): 14  
REASON FOR REQUEST: Subject property to be rezoned to C-5 for general retail sales.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The property is located at a major intersection. Arterial and collector roads are appropriate for commercial uses. Future land use opinion map indicates commercial uses in this area. Rural commercial zones should be established to reduce trips into the city. There appears to be a need for various retail services within the general area.

Mr. Lonnie Turner, agent, stated that they propose to build a 9,000 square foot retail Dollar General Store.

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

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CASE NUMBER CZ - 2 - 2010 APPLICANT(S): Three C Group L L C  
Agent: Michael P. Flanigan

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

LOCATION: Property begins 725+/- feet north of the intersection of Rossvie Road & International Blvd fronting on the East side of International Blvd. a distance 660 +/- feet.  
TAX MAP(S): 057 PARCEL(S): 017.04 (portion) ACREAGE: 8.11 CIVIL DISTRICT(S): 6  
REASON FOR REQUEST: Current zoning does not match intended use - office tenant use.

This case was deferred by the applicant.

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CASE NUMBER CZ - 3 - 2010 APPLICANT(S): Mary E. Nelson  
Suiter Surveying / Billy

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

LOCATION: Property beginning 1275+/- feet west of the intersection of Sango Rd. & S. Woodson Rd. and continuing west on the South frontage of Sango Road a distance of 345+/- feet.  
TAX MAP(S): 082 PARCEL(S): 087.00 ACREAGE: 27.2 CIVIL DISTRICT(S): 11  
REASON FOR REQUEST: R-1A zoning would be compatible with other R-1A tracts in the general area.

Mr. Spainhoward read the request and gave the staff recommendation for approval. There are other R-1A zones and developments in the immediate area. Although sewer is not directly adjacent, it is within close proximity to the site. Future land use opinion map indicates residential uses within the general area. The property is located within the Urban Growth Boundary.

Mr. Billy Ray Suiter, 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. Grant and carried unanimously.

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

CASE NUMBER CZ - 4 - 2010 APPLICANT(S): Donna Albright  
Agent: Gunn Road Partnership - Jimmy Settle

REQUEST: AG Agricultural District &  
R-1 Single Family Residential District  
to E-1 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): 012.03 ACREAGE: 53.54 CIVIL DISTRICT(S): 5  
058M-A 006.02

REASON FOR REQUEST: For single family subdivision.

Mr. Spainhoward read the case and gave the staff recommendation for approval. E-1 zoning including the first phases of Bradbury Farms and are in the general area. Winsome Lane stub was left for the future extension of residential development. Single family development is desirable in this area.

Mr. Jimmy Settle, owner, stated that he was present to answer any questions.

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

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 44 - 2009      APPLICANT: CMcss  
REQUEST: Final Plat Approval of WEST CREEK COYOTE TRAIL RIGHT OF WAY  
DEDICATION

LOCATION: West Creek Coyote Trail is located off Peachers Mill Road

MAP: 019.00 PARCEL(S): 004.00 ACREAGE: 7.4

# OF LOTS: 0      CIVIL DISTRICT(S): 3rd

STAFF RECOMMENDATION: Final Plat Approval.

Mr. Spainhoward stated that the applicant has requested six deferrals, for a total of \$1,000.00 in deferral fees. The applicant has requested that these fees be waived because it is for the Clarksville-Montgomery County School System.

There being no more discussion, Mr. Creek moved to waive the fees. The motion was seconded by Mr. Marks and carried unanimously.

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CASE NUMBER: S - 56 - 2009      APPLICANT: Bill Mace  
REQUEST: Final Plat Approval of AUTUMN CREEK, SECTION 2 (ORDINANCE 69  
-2004-05)

LOCATION: North of E. Boy Scout Road, West of Needmore Road

MAP: 18 PARCEL(S): 22.00 p/o ACREAGE: 15.4 +/-

# OF LOTS: 44      CIVIL DISTRICT(S): 2nd

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

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CASE NUMBER: S - 58 - 2009      APPLICANT: Meridith, Clark and Associates  
REQUEST: Final Plat Approval of PLANTATION ESTATES, SECTION 5 B  
LOCATION: North of Tiny Town Road, West of Clearwater Drive, Adjacent to Bonnie Blue Drive  
MAP: 7 PARCEL(S): 1.03 ACREAGE: 28.79 +/-

# OF LOTS: 56      CIVIL DISTRICT(S): 3rd

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

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CASE NUMBER: S - 1 - 2010      APPLICANT: Pool House Properties  
REQUEST: Final Plat Approval of ROLLOW LANE COMMERCIAL SUBDIVISION  
SECTION 1

LOCATION: East of and adjacent to Rollow Lane, south of Dunlop Lane, north of Rossview Rd

MAP: 39 PARCEL(S): 25.06P ACREAGE: 21.15

# OF LOTS: 25      CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 5 - 2010      APPLICANT: Billy Hadley  
REQUEST: Preliminary Plat Approval of SAGE MEADOWS (PREVIOUSLY CLOVERLANDS)

LOCATION: North end of Tylertown Road

MAP: 8H PARCEL(S): 14    ACREAGE: 7.801

# OF LOTS: 16    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, 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 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. Brad Parker read the case and gave the staff recommendation.

Mr. John Carlson, adjacent property owner, stated that he does not want multi-family built. Mr. Glen Childers, adjacent property owner, stated that he was in opposition. He stated that he was promised a landscape buffer and wants a fence or buffer of some kind as a barrier between his property, which is being used as a warehouse and the proposed development. Mr. Arthur Brown, adjacent property owner, stated he was in opposition. He stated that a buffer is needed and also there are traffic issues. Ms. Emily Keelor, adjacent property owner, stated she was in opposition and cited decreased property values and increased crime associated with apartments as her concerns.

There being no more discussion, Mr. Thomas made a motion for approval with a A-4 buffer with all evergreens being required. The motion was seconded by Mr. Harrison and carried unanimously.

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CASE NUMBER: S - 6 - 2010      APPLICANT: Bill Mace

REQUEST: Preliminary Plat Approval of EXIT 1 PARK

LOCATION: South of and adjacent to Tylertown Road. Approximately 400' east of the intersection of Tylertown Road and Trenton Road.

MAP: 8 PARCEL(S): 7.00    ACREAGE: 45.07

# OF LOTS: 25    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Defer for 30 days.

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CASE NUMBER: S - 7 - 2010      APPLICANT: Larry Metcalf

REQUEST: Preliminary Plat Approval of BILTMORE COMMERCIAL SECTION 1A

LOCATION: Located north of Kraft Street, east and adjacent to Wilma Rudolph Blvd

MAP: 56 PARCEL(S): 68    ACREAGE: 1.14

# OF LOTS: 4    CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Defer for 30 days.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 8 - 2010      APPLICANT: Billy J. Mace

REQUEST: Preliminary Plat Approval of PRELIMINARY SUBDIVISION PLAT OF A  
PORTION OF THE BILLY J. MACE PROPERTY

LOCATION: South side of Gray's Chapel Road, between old Highway 48 and Devers Road

MAP: 147 PARCEL(S): 27.00 ACREAGE: 17.774

# OF LOTS: 10      CIVIL DISTRICT(S): 16

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the Cunningham Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. 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.
3. 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.

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CASE NUMBER: S - 9 - 2010      APPLICANT: James P. Markham

REQUEST: Preliminary Plat Approval of PRELIMINARY SUBDIVISION PLAT  
BRAXTON'S RUN SUBDIVISION

LOCATION: Southwest side of Port Royal Road, just south of the Tennessee/Kentucky state line

MAP: 10 PARCEL(S): 16.01 ACREAGE: 20.003

# OF LOTS: 14      CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Preliminary plat approval, subject to the following conditions:

1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. 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.
3. 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.

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CASE NUMBER: MP - 5 - 2010      APPLICANT: Richard C. Ribeiro

REQUEST: Replat Approval of REPLAT OF LOTS 2 & 3 OF ELITE  
COMMERCIAL COMPLEX

LOCATION: The property is located on Ft. Campbell Blvd in between Jack Miller Blvd and Giles Rd

MAP: 19 PARCEL(S): 035.04 & 035.05 ACREAGE: 1.93

# OF LOTS: 1      CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: WITHDRAWN FROM THE AGENDA

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: MP - 6 - 2010      APPLICANT: Bill Mace

REQUEST: Final Plat Approval of MINOR PLAT HERITAGE POINTE  
COMMERCIAL SECTION 1A LOT 2

LOCATION: Located east of Trenton Road, north of Tiny Town Rd, West of and adjacent to Heritage Pointe Drive

MAP: 8 PARCEL(S): 13.06 ACREAGE: .72

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

STAFF RECOMMENDATION: WITHDRAWN FROM THE AGENDA

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases are heard on a consent agenda. If anyone wants a case heard separately to let him know at this time. See discussion for S-44-2009 and S-5-2010.

Mr. Brad Parker read the cases and gave the staff recommendations.

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

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR -37 -2009 APPLICANT: CIVIL RESOURCE CONSULTANTS, LLC  
Agent: Daniel R. Newbill

DEVELOPMENT: SUDDEN SERVICE NO. 59  
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS  
LOCATION: 3885 TRENTON ROAD  
MAP: 017, 004.02 ACREAGE: 5.64 +/-  
CIVIL DIST.: 2

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION  
**CONDITIONS:** One month deferral at the request of the Project Engineer.

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CASE NUMBER: SR -5 -2010 APPLICANT: BILL MACE  
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: HERITAGE POINTE, LOT 2  
PROPOSED USE: OFFICE  
LOCATION: 520 HERITAGE POINTE DRIVE  
MAP: 08, 13.06(P) ACREAGE: 0.78 +/-  
CIVIL DIST.: 2

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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CASE NUMBER: SR -6 -2010 APPLICANT: TODD MORRIS  
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: CHANNING PLACE COMMERCIAL  
PROPOSED USE: RETAIL  
LOCATION: 1849 MADISON STREET  
MAP: 80-C-A-10.01 ACREAGE: 1.08 +/-  
CIVIL DIST.: 11

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

CASE NUMBER: SR -7 -2010 APPLICANT: GRADY AND WOOD  
Agent: Weakley Brothers

DEVELOPMENT: GRADY WOOD BUILDING

PROPOSED USE: RETAIL/STORAGE

LOCATION: 2084 FT. CAMPBELL BLVD.

MAP: 030-H-B-014.00 ACREAGE: 0.57 +/-

CIVIL DIST.: 3

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

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

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

Mr. Grady Wood, applicant, stated that he wishes to upgrade the property.

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

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. See discussion for SR-7-2020.

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

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

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**VI. PLANNING DIRECTOR'S REPORT:**

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

B. CITY ZONING ORDINANCE REWRITE UPDATE: Mr. Riggins stated that they were progressing with the revisions and it may be presented to the City Council this spring.

C. ANNEXATION PLAN OF SERVICE: Mr. Riggins explained that an annexation request was made for property on Suiter Lane. He added that the staff had recommend approval of the plan of service. There being no more discussion, Mr. Harrison moved to approve the request. The motion was seconded by Mr. Thomas and carried unanimously.

D. USE DETERMINATION - CALL CENTER: Mr. Riggins asked for a use determination for call centers. They are not listed as a use in the County Resolution. He asked it be a use listed in C-5, M-1 and M-2 zones. There being no more discussion, Mr. Marks moved to recommend deferral. The motion was seconded by Ms. Larson and passed unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:15 p.m.

**ATTEST:**

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**GARY NORRIS, CHAIR**